THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** 2025-0007	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 20 day of August 2025. *Notary Public* *My commission expires:*

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 10-25-2026

Name and Address of New Owner:
E & A Inc
209 Kenya Ct
Old Hickory, TN 37138

Send Tax Bills To:
E & A Inc
209 Kenya Ct
Old Hickory, TN 37138

Karen Johnson Davidson County
Batch# 1313845 DEEDQC
08/25/2025 09:27:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250825-0067601

Street Address of Subject Property:
426 Larkin Springs Rd
Madison, TN, 37115

Parcel ID:
052-03-0-074.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Eva Anabelly Orrego Ramos, an unmarried woman**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **E & A Inc,** hereinafter called "**GRANTEES**," his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows:

Beginning on the Westerly margin of Larkin Springs Road in the Northerly line of the land owned by Eugene A. Lanton, thence with said Road, Northwardly 200 feet, thence Westwardly 170 feet to the Easterly line of the property conveyed to Ida May Wilson, by deed from Walter S. Wilson and wife, of record in Book 1585, page 199, Register's Office for said County, thence with her Easterly line Southwardly 200 feet, thence Eastwardly 170 feet to the beginning.

Less and Except: Portion of Property Conveyed in Book 11275, Page 66, Register's Office Davidson County, Tennessee.
Being the same property conveyed to Eva Anabelly Orrego Ramos, an unmarried woman, by warranty deed of Treena Wilson, Executrix of The Estate of Melvin Deforrest Wilson, Docket Number 2022-PR-645 Sumner Chancery Court, Tennessee of record in Instrument #20250306-0016741, Register's Office, Davidson County, TN dated February 24, 2025, recorded March 6, 2025.

WITNESS my hand this 20th day of August, 2025.

Eva Anabelly Orrego Ramos
Grantor – Eva Anabelly Orrego Ramos

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Eva Anabelly Orrego Ramos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 20th day of August, 2025.

Megan Crawford
NOTARY PUBLIC

My commission expires: 10-25-26

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 10-25-2026

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 20, 2025.

Affiant Signature

August 20, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 20th day of August 2025.

Megan Crawford
Notary's Signature
MY COMMISSION EXPIRES: 10-25-26

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 10-25-2026