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| ***THIS INSTRUMENT PREPARED BY:***<br>***Yvette L. Meldrum, Attorney at Law***<br>**Mid-State Title & Escrow, Inc.**<br>*Royal Oaks Trade Center*<br>*128 Holiday Court, Suite 125*<br>*Franklin, TN 37067*<br>*(615) 790-3156*<br><br>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.<br>**This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** 2025-0008 | *STATE OF TENNESSEE]*<br>*COUNTY OF WILLIAMSON]*<br><br>*The actual consideration or value, whichever is greater, for this transfer is $-0-.*<br><br>*Affiant*<br><br>Sworn to and subscribed to before me this 20 day of August 2025.<br><br>*Notary Public*<br>*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 Court
Old Hickory, TN 37138

Karen Johnson Davidson County
Batch# 1313847 DEEDQC
08/25/2025 09:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250825-0067603

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

**Street Address of Subject Property:**
1228 Larkin Springs Rd
Madison, TN, 37115

**Parcel ID:**
052-03-0-075.00

## 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 Rams, 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 located in the 9th Council of Madison, Nashville, Davidson County, Tennessee 156.58 feet West of the Westerly margin of Larkin Springs Road 175 feet more or less North of Hospital Drive being bounded on the North by Ethel Wilson on the East by Melvin D. Wilson on the South by Adventist Health System, Sunbelt, Inc. and Kabigting and on the West by Adventist Health System. Sunbelt Inc. described according to a boundary survey dated 3/31/04 by Campbell, McRae and Assoc. Surveying. Inc. (John Hood) as follows:

Beginning at an iron rod (new) at the Southwest corner of the Melvin D. Wilson Land, said rod being located North 82 degrees 38 minutes 20 seconds West 156.58 feet from the Westerly margin of Larkin Spring Road at the said Melvin Wilson's Southeast corner as shown on Metro Public Works ROW plans for project 96-R-5 sheet 9A said rod also being in the Northerly line of the Adventist Health System. Sunbelt, Inc. (Book 9452, Page 119 RODC., TN); thence with said Adventist Health System, Sunbelt, Inc. land North 82 degrees 38 minutes 20 seconds West passing the Northeast corner of the Roy M. Kabigting land (Book 4418, Page 208 RODC., TN.) for a total distance of 50.00 feet to an iron rod (new) in the Easterly line of the Adventist Health System, Sunbelt, Inc. Land (Book 8502, Page 970 RODC., TN.); thence with said Adventist Health System land, Sunbelt, Inc. (Book 8502, Page 970 RODC., TN.) North 07 degrees 47 minutes 21 seconds East 200.00 feet to an iron rod (new) in the Southerly line of the Ethel Wilson Land ( Book 5349, Page 73RODC., TN.) thence with said Ethel Wilson South 82 degrees 38 minutes 30 seconds East 50.00 feet to an iron rod (new) at said Melvin D. Wilson's Northwest corner; thence with said Melvin Wilson South 07 degrees 47 minutes 21 seconds West 200.00 feet to the point of beginning. Containing 0.23 acres more or less.

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 #20250306-0016854, 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**

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**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.

Signature
August 20, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this August 20, 2025

Notary's Signature

My Commission Expires: 4.3.29

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY