This Instrument prepared by: Rita Sanchez, 1006 Due West Ave. N, Madison, TN 37115

Map/Parcel: 051-01-0-009.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Rita Sanchez, fka Rita Garcia, a married woman, Grantor, on this the 22nd day of August, 2025, for and in consideration of the sum of One and no/100 Dollars, do(es) hereby bargain, sell, release, remise, quitclaim and convey unto Rita Sanchez, a married woman and Jessica Bautista, a married woman, as joint tenants with rights of survivorship their successors and assigns all of my interest in the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the map of Due West Valley Acres, not of record in the 11th Civil District of said county, and described according to a copy of a survey thereof by H.R. Swann, Jr., surveyor, dated April 20, 1947 as follows:

Beginning at a point on the north margin of Due West Avenue at the corner of Lots 14 and 15; thence with the line between said lots, northerly 598.2 feet to a point; thence easterly 100 feet to the corner of Lots 15 and 6; thence with the line between said lots southerly 602.57 feet to the north margin of Due West Avenue; thence with the margin of the same 100 feet to the point of beginning.

Being the same property conveyed to Rita Garcia by Quitclaim Deed dated 9/4/2012 from Dorothy S. Fitzpatrick of record in Instrument No. 20120911-0082299, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1006 Due West Ave. N, Madison, TN 37115.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This property was never a marital residence of the grantor herein and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statutes.

Karen Johnson Davidson County
Batch # 1313900 DEEDQC
08/25/2025 10:20:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250825-0067666

IN TESTIMONY WHEREOF I have hereunto set my hand this 22nd day of August, 2025.

Rita Sanchez

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Rita Sanchez fka Rita Garcia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that Rita Sanchez executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 22nd day of August, 2025.

Notary Public
My commission expires:

BRIANNA GOTHARD-MICHAUD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 20. 2028

The actual consideration or value whichever is greater, for this transfer is $0. Exempt from transfer tax pursuant to T.C.A. 67-4-409a3E.

Jessica Bautista
Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn before me this the 22nd day of August, 2025.

Notary Public
My commission expires: Mar. 20, 2028

BRIANNA GOTHARD-MICHAUD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 20. 2028

Owner's Name and Address & Send Tax Bills To:
Rita Sanchez and Jessica Bautista
1006 Due West Ave., N, Madison, TN 37115