This Instrument Prepared by:
Zachary M. Moore, Esq.
Moskovitz, McGhee, Brown, Cohen & Moore, PLC
530 Oak Court Dr., Ste. 355
Memphis, TN 38117
(901) 821-0044

Karen Johnson Davidson County
Batch # 1331572 DEEDQC
10/08/2025 08 22 05 AM 2 pgs
Fees $12 00 Taxes $0 00
20251008-0080157

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of a Final Decree of Absolute Divorce, **Johana Salazar Ruiz** does hereby bargain, sell, remise, release, quitclaim and convey unto **Brandon Diaz and Laurie Davis** all of her right, title and interest in and to the following described real estate located in the City of Memphis, County of Shelby, State of Tennessee, to-wit:

> Lot 11, O.H Meneese Subdivison of Lot Nos. 32, 33 and 34 in Boyd McNairy's, as shown on plat of record in Plat Book 57, Page 89, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property described in and conveyed to Brandon Diaz and Laurie Davis, herein by Warranty Deed of record under Instrument No. 20210920-0125701, dated 8/19/21, and recorded 9/20/21 in the Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF, I have executed this Instrument this the 19th day of September 2025.

Johana Salazar Ruiz

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned Notary Public of said County and State, **Johana Salazar Ruiz**, the within named grantor, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and Notarial Seal at office this the 19th day of September, 2025.

My Commission Expires:

My Commission Expires
April 4, 2027

Notary Public

KYEAH CURRIE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

The following information is not a part of this Deed:

Property Address:

2708 Meharry Blvd.
Nashville, TN 37208

Owner's Name and Address:

Brandon Diaz
4846 Hillsdale Circle
Chattanooga, TN 37416

Mail Tax Bills to:

Brandon Diaz
4846 Hillsdale Circle
Chattanooga, TN 37416

Parcel ID No. 09202013300

State of Tennessee
County of Shelby

I hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this the 19th **day of** September, **2025.**

Notary Public

My Commission Expires: _____

KIMBERLY CURRIE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires
April 4, 2027

[Seal]

Recording Fee.....$____

THIS QUITCLAIM DEED IS BEING PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND PREPARER MAKES NO WARRANTIES AS TO TITLE AND HAS RENDERED NO TAX ADVICE.

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS AN ADJUSTMENT OF PROPERTY RIGHTS BETWEEN DIVORCING PARTIES PURSUANT TO T.C.A. §67-4-409(a)(3)(E).