This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive,
Building 200, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1334739 DEEDQC
10/16/2025 09:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251016-0082309

State of TN }
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Kimberly Beard
Affiant Signature

Subscribed and sworn to before me on this the 7TH day of OCT, 2025.

Notary Public

My Commission expires 1/25/26

NAME AND ADDRESS OF PROPERTY OWNER:
Francisco Flores
14222 Old Hickory Blvd
Antioch, TN 37013

SEND TAX BILLS TO:
Francisco Flores
14222 Old Hickory Blvd
Antioch, TN 37013

MAP AND PARCEL NUMBER: 18100016200

QUITCLAIM DEED

25NT01331

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Francisco Flores and Zaflro Amaris Sanchez Diaz, as husband and wife

By these presents do remise, release and **QUITCLAIM** unto
Francisco Flores, a single man

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

All that parcel of land in the 5th Civil District of Davidson County, State of Tennessee, as more fully described in Deed Book 8896 page 125 ID#181.00-162, Being known and designated as being Tract No. 2 on the Plat of the Division of The W.H. Wisener Property, dated June 26, 1979 and recorded in Book 5190 page 328, Register's Office for Davidson County, Tennessee, being more particularly described as a metes and bounds property.

Being the same property conveyed Francisco Flores and Zaflro Amaris Sanchez Diaz, as husband and wife by quit claim deed from Francisco Flores, a married man dated 12/12/2019 and recorded 12/13/2019 as document no. 20191213-0128680, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Francisco Flores, married man by Warranty Deed from Patricia a. Ward and husband, Franky C. Ward as recorded 7-25-2019 in Document No. 20190725-0073227.

Being the same property conveyed to Patricia A. Ward and husband, Franky C. Ward, by Warranty Deed from Giovanni Jacob and wife, Marvell Jacob, dated 2/25/2005 and recorded 3/1/2005 in Document 20050301-0022658, Register's Office for Davidson County, Tennessee.
Rerecorded 3/1/2005 in Document 20050328-0032449

This is an improved property commonly known as 14222 Old Hickory Blvd, Antioch, TN 37103

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7TH day of OCT, 2025.

Francisco Flores

State of TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Francisco Flores,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7TH day of OCT, 2025.

Notary Public

My Commission expires: 1/25/26.

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

Zaflro Amaris Sanchez Diaz

State of TN }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Zaflro Amaris Sanchez Diaz,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7TH day of OCT, 2025.

Notary Public

My Commission expires: 1/25/26.

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 10/7/25 (date of document).

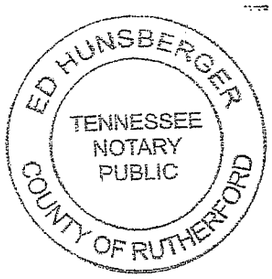
Affiant Signature

10/15/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 of Oct, 25.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26