QUITCLAIM DEED

STATE OF TN, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant Elcira J. Mazariegos

Subscribed and sworn to me on 6 Oct, 2025

NOTARY PUBLIC

My Commission Expires 3-22-27

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Elcira J Mazariegos 1101 Jacksons Valley Road Hermitage, TN 37076	Same as Owner	86-07 120.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Raul Morales-Perez, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Elcira J. Mazariegos, hereinafter called **"GRANTEE,"** her successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 190 on the Plan of Jackson's Retreat, Phase 5-A of record in Book 6250, Page 309, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description

Said Lot No 190, being a corner lot, fronts 80 feet on the North margin of Jackson's Valley Road and fronts 79 08 feet on the Northwest margin of Flagstone Court, said frontages being joined by a curve measuring 39.27 feet; the Northwest line of said lot extends back 100 feet and intersects the northeast line which measures 88 59 feet thereon

Being the same property conveyed to Elcira J, Mazariegos and Raul Morales-Perez by Warranty Deed from Darlene F Brady, of record in Instrument No. 20040108-0003395, Register's Office for Davidson County, Tennessee, dated January 6th, 2004, and recorded January 8th, 2004.

This is improved property, known as 1101 Jacksons Valley Road, Hermitage, Tennessee 37076.

Karen Johnson Davidson County
Batch # 1336010 DEEDQC
10/20/2025 12 02 49 PM 2 pgs
Fees $12 00 Taxes $0 00
20251020-0083372

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on 6 Oct, 2025.

Raul Morales-Perez

STATE OF TN

COUNTY OF Davidson

On 6 Oct, 2025, before me personally appeared Raul Morales-Perez to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal on 6 Oct, 2025

NOTARY PUBLIC

My Commission Expires. 3-22-27

JOHN R. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY