BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF Sept, 2025. Notary Public MY COMMISSION EXPIRES: MARCH 3, 2026 (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LUIS SOTO MADRID	**SAME**	**128-11-0-021.00**
(NAME)	(NAME)	
8403 MCCRORY LANE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch # 1339194 DEEDQC
10/28/2025 04:07:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251028-0085919

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MAYRA BETANCOURT NAVA, A/K/A MAYRA BETANCOURT, IN ORDER TO CREATE A FEE SIMPLE IN THE GRANTEE,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **LUIS SOTO MADRID, AS HIS SOLE AND SEPARATE PROPERTY,** A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 21 as shown on the map entitled Holt Meadows, of record in Plat Book 4300, Page 174, Register's Office for Davidson County, State of Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to **LUIS SOTO MADRID and MAYRA BETANCOURT NAVA,** husband and wife, from **PAUL A. HARRIS, a single man,** by deed dated March 9, 2022 of record in Instrument No. 20220311-0028443, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plat of record in Plat Book 4300, page 174 and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property known as **565 HOLT VALLEY ROAD, NASHVILLE, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever 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 my hand this 11th day of Sept, **2025.**

Mayra Betancourt
MAYRA BETANCOURT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **MAYRA BETANCOURT,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th day of Sept, 2025.

My Commission Expires: **March 3, 2026**.

Lee A. Cohen
NOTARY PUBLIC

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON