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.

LUIS MADRID, ET AL	**SAME**	**140-00-0-037.00**
8403 McCRORY LANE	(NAME)	
(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
20251028-0085920

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEESS, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, LUIS S. MADRID AND WIFE, MAYRA N. BETANCOURT,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO **LUIS MADRID, MAYRA BETANCOURT, AND LUIS ANDREW MADRID, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 9th Civil District of Davidson County. Tennessee, being Tract No. 6 of the R.N. Hutton Estate, as shown on a survey by G. Barry Greer, Surveyor, dated May 15, 1972, described as follows:

Beginning at a corner post on the Southwesterly margin of McCrory Lane, the Northeasterly corner of property conveyed to R.H. Buchanan by deed of record in Book 3136, page 415, Register's Office for said County; thence South 54 deg. 30' East 482.3 feet to a point on said margin; thence with said margin and a curve to the right, said curve having a radius of 888.9 feet, 127.7 feet to the point of beginning of this description of the said Tract No, 6; thence continuing along said margin of McCrory Lane, with a curve having a radius of 888.91 feet, Southeastwardly 225 feet to a point thence leaving said McCrory Lane, South 37 deg. 08' West 1563.86 feet to a post; thence North 38 deg. 14' West 162 feet to a point; thence North 34 deg. 55' East 1577.81 feet to a point in the Southwesterly margin of McCrory Lane, being the point of beginning, containing 6.7 acres, more or less.

Being the same property conveyed to **LUIS S. MADRID** and wife, **MAYRA N. BENTANCOURT (BETANCOURT correct spelling)** from **ENRIQUE ARAMBULA PEREZ** by Warranty Deed dated September 28, 2016 of record as Instrument No. 20160929-0102935, said Register's Office.

This conveyance is subject to any and all 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 **8403 McCRORY LANE, 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 our hand(s) this 11th day of Sept., 2025.

LUIS MADRID

~~MARA~~ N. BETANCOURT
mayra

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LUIS MADRID and MAYRA N. BETANCOURT**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they 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**

Notary Public

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