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 MADRID, ET AL	**SAME**	**114-07-0B-066.00-CO**
(NAME) **1308 W. RUNNING BROOK ROAD**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(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
20251028-0085921

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, LUIS MADRID AND WIFE, MAYRA 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 Davidson County, Tennessee, being the Lot No. 42 on the Plan of Section Three, Westchase of record in Instrument No. 20030807-0112290, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LUIS MADRID and wife, MAYRA BETANCOURT, from Jason C. Eyre and wife, Kristen M. Eyre, by deed dated May 26, 2015 of record in Instrument No. 20150526-0048306, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Instrument No. 20030807-0112290; Easement granted unto Tennessee Electric Power Company of record in Book 751, page 374; TVA Easement(s) of record in Book 787, page 13, and Book 787, page 14; Agreement of record in Book 2484, page 315: Agreement for Dedication of Easement for Sanitary Sewer of record in Book 5222, page 720, Agreement for Dedication of Easement Public Utilities of record in Book 8626, page 852; Agreement for Dedication of Sewer Line Easement of record as Instrument No. 20021028-0131574; Utility Easement of record as Instrument Nos. 20021104-0134795 and 20050509-0052106; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens of record as Instrument No. 20021126-0146387; and any and all other easements, restrictions or 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 **1308 W. RUNNING BROOK ROAD, NASHVILLE, TN 37209**
(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 hands this 11th day of Sept., 2025.

LUIS MADRID

MAYRA BETANCOURT

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 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**

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

Lee A. Cohen
Notary Public