Karen Johnson Davidson County
Batch # 1349957 DEEDQC
11/24/2025 08 55 35 AM 2 pgs
Fees $12 00 Taxes $0 00
20251124-0093461

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

NEW OWNER:
Mario Samuel Grajeda
3508 Donna Kay Dr.
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
134-05-0-059

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that We, **Francisco J. Grajeda and wife, Maria E. Grajeda,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Mario Samuel Grajeda, married**, our entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 122 on the Plan of Addition to Greenwood Hills, Section 3, as of record in Book 5200, page 33 in the Register's Office for Davidson County, . Tennessee, to which plan reference is hereby made for a more complete and accurate description of lot.

Being the same property conveyed to Mario S. Grajeda, unmarried and Francisco J. Grajeda and wife, Maria E. Grajeda by Quitclaim Deed from Mario Samuel Grajeda A/K/A Mario S. Grajeda, unmarried of record in Instrument No 20080708-0070095, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3508 Donna Kay Drive, Nashville, TN 37211.

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

WITNESS our hands this the 18th day of November, 2025.

Francisco J. Grajeda,

Maria E. Grajeda

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Francisco J. Grajeda and Maria E. Grajeda,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence that they executed the within instrument for the purpose therein contained.

Witness my hand and seal on this 18th day of November, 2025.

Charity L. Williams
Notary Public

My commission expires: 05/20/26

CHARITY L. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 18th day of November, 2025.

Charity L. Williams
Notary Public

My commission expires: 05/20/26

CHARITY L. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY