Karen Johnson Davidson County
Batch# 1351891 DEEDQC
12/01/2025 12:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251201-0095085

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Melvin G. Valdez de la Roca, married** ("Grantor"), , hereby remise(s), release(s), convey(s), and quit claim(s) unto **Melvin G. Valdez de la Roca and Rissa Kate Mendiola Frani Valdez, husband and wife, tenancy in entirety,** (Grantee), all of his/her/their/its rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Hermitage Estates of record in Plat Book 3300, Page 70 and 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Melvin G. Valdez de la Roca, by virtue of that certain Warranty Deed dated August 31, 2020, and being of record at Instrument No. 20200903-0100340 in the Register's Office of Davidson County, Tennessee.

FOR INFORMATION PURPOSES ONLY: 8129 Luree Lane, Hermitage, TN 37076

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 19 day of November, 2025.

Melvin G. Valdez de la Roca

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Melvin G. Valdez de la Roca,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19 day of **November, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 03/06/2029

JORDYN NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 19 day of **November, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 03/06/29

JORDYN NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PROPERTY ADDRESS: **8129 Luree Ln**
Hermitage, TN 37076

TAX PARCEL NO.: **07514003500**

PROPERTY OWNER: **Melvin G. Valdez de la Roca and Rissa Kate Mendiola Valdez, husband and wife, tenancy in entirety**

OWNER'S ADDRESS:

MAIL TAX BILLS TO: New Owners Property Address

Certificate of Authenticity

I, Holly Amason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/19/25.

Holly A

Affiant Signature

11/25/25

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 25 day of Nov., 20 25.

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

CARI ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Exp. 07-03-2028