QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1355139 DEEDQC
12/08/2025 09:42:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251208-0097142

AJ-AOH-QCD-25-321

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp September 07, 2029 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Ave S
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mirna V. Monge and Telmi Roxana Osegueda	**New Owner**	
(NAME)	(NAME)	
321 Harrington Avenue		**05201005500**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MIRNA V. MONGE AND TELMI ROXANA OSEGUEDA MONGE ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

MIRNA V. MONGE AND TELMI ROXANA OSEGUEDA MONGE, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP ("GRANTEES")

HER HEIRS, SUCCESSORS, AND ASSIGNS, ALL GRANTORS' RIGHT, TITLE, AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 15, BLOCK "B" ON THE MAP OF CRITTENDEN ESTATES, AS OF RECORD IN BOOK 974, PAGE 69, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 15 FRONTS 50 FEET ON THE NORTHERLY SIDE OF HARRINGTON STREET AND RUNS HACK BETWEEN PARALLEL LINES 165 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO ISRAEL O. ALVARADO AND MIRNA V. MONGE, BY WARRANTY DEED, FROM ROY M. FERGUSON AND YVONNE FERGUSON, OF RECORD IN INSTRUMENT NO. 20021205-0149702, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID ISRAEL O. ALVARADO HAVING SINCE DIED INTESTATE ON NOVEMBER 10, 2025, THE PROPERTY OF THE SAID ISRAEL O. ALVARADO VESTED IN MIRNA V. MONGE AND TELMI ROXANA OSEGUEDA MONGE, AS EVIDENCED BY AFFIDAVITS OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 20251205-0096666 **AND INSTRUMENT NO.** 20251205-0096667 **, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including but not limited to, taxes past due.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **321 Harrington Avenue, Madison, TN, 37115**.

Witness our hands this the 4th day of December, 2025.

MIRNA V. MONGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **MIRNA V. MONGE,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of December, 2025.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

TELMI ROXANA OSEGUEDA MONGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **TELMI ROXANA OSEGUEDA MONGE,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of December, 2025.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

I, Adam H. Jefferson, 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 December 5, 2025 (date of document).

Affiant Signature

Date 12-5-2025

JACOB MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: