Karen Johnson Davidson County
Batch# 1355209 DEEDQC
12/08/2025 10:53:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251208-0097303

File No: 2004892552
Grantor's Loan No. REA0000301020

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Francis Dirr Frank and **Mayra Z. Dirr Velasquez**, 125 Canton Ct., Goodlettsville, TN 37072

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 026 06 0A 045.00

QUITCLAIM DEED

Francis Dirr Frank AKA Francis Dirr and **Mayra Z. Dirr Velasquez FKA Mayra Z. Velasquez-Lobo,** husband and wife ("Grantor"), of **125 Canton Ct., Goodlettsville, TN 37072**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Francis Dirr Frank** and **Mayra Z. Dirr Velasquez,** husband and wife ("Grantee"), whose tax mailing address is **125 Canton Ct., Goodlettsville, TN 37072,** with quitclaim covenants, his/her/their interest in the following described real estate:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 46 AS SHOWN ON THE FINAL PLAT FOR THE TOWNHOMES AT WINDSOR GREEN, PHASE 1, SECTION 2, OF RECORD IN INST. NO. 20030417-0051548, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Assessor's Parcel No: 026 06 0A 045.00

Property Address is: 125 Canton Ct., Goodlettsville, TN 37072

BEING THE SAME PROPERTY CONVEYED TO FRANCIS DIRR AND MAYRA Z. VELASQUEZLOBO, HUSBAND AND WIFE FROM ROY E WIGGS, ROBERT M. WIGGS AKA ROBERT MICHAEL WIGGS AND WILLIAM J WIGG A/K/A WILLIAM JOSEPH WIGGS, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, DATED 09/27/2018, RECORDED 10/04/2018, DEED INSTRUMENT NO. 20181004-0098606, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on DEC. 1, 20 25.

Francis Dirr Frank AKA Francis Dirr

Francis Dirr Frank AKA Francis Dirr

Mayra Z. Dirr Velasquez FKA Mayra Z. Velasquez-Lobo

Mayra Z. Dirr Velasquez FKA Mayra Z. Velasquez-Lobo

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Francis Dirr Frank AKA Francis Dirr** and **Mayra Z. Dirr Velasquez FKA Mayra Z. Velasquez-Lobo**, personally known to me, or has produced Driver's License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 1 day of Dec, 20 25.

Notary Public

My Commission Expires
1-24-2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Travis Dix Travis
AKA Travis Dix

Affiant

Subscribed and sworn to before me on this the 1 day of Dec, 2025.

Notary Public

My Commission Expires: 1-24-2028

SEAL

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Oliver Burdine, 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 12/1/25 (date of document).

Affiant Signature

12/01/2025
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 1st day of December, 2025.

Notary's Signature Beth Ann Henderson

MY COMMISSION EXPIRES: 5/23/29

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Beth Ann Henderson, Notary Public
Allegheny County
My Commission Expires 5/23/2029
Commission # 1069923