Karen Johnson Davidson County
Batch# 1359055 DEEDQC
12/17/2025 02:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251217-0100448

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Vidal Galvan
Affiant

Subscribed and sworn to before me, this 8th day of December, 2025.

D Paulsson
Notary Public

My commission expires: 9-19-2028

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD., SUITE 200
GALLATIN, TN 37066

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Vidal Galvan Rodriguez	**NEW OWNER**	**05216010800**
6075 Dyer Road		
Goodlettsville TN 37072		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Francisca Galvan, married** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Vidal Galvan Rodriguez,** herein called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee,** to-wit:

Land in Davidson County, Tennessee, being Lot No. 80 on the plan of Marlin Meadows Subdivision, Section IV, as of record in Book 2133, page 66, Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description.

Being the same property conveyed to Francisca Galvan, a married woman, by Warranty Deed from Ima Jean McGahey dated April 22, 2013, of record in Instrument No. 20130422-0039756, Register's Office for Davidson County, Tennessee. Roberto Galvan Carrillo, spouse of Francisca Galvan joins in this conveyance to convey any interest he may have in subject property whether marital or otherwise.

This is improved property commonly known as 708 Evergreen Trail, Madison, TN 37115.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

WITNESS my/our hands this 8th day of December, 2025.

Francisca Galvan
Francisca Galvan

Roberto Galvan Carrillo
Roberto Galvan Carrillo

STATE OF TN
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Francisca Galvan,** 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 seal at office on this, the 8th day of December, 2025.

My commission expires: 9-19-2028

D Paulsson
NOTARY PUBLIC

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TN
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Roberto Galvan Carrillo,** 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 seal at office on this, the 8th day of December, 2025.

My commission expires: 9-19-2028

D Paulsson
NOTARY PUBLIC

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 12/8/25 (date of document).

Affiant Signature

12/16/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16th day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 9-19-2028

NOTARY'S SEAL

