Karen Johnson Davidson County
Batch# 1359058 DEEDQC
12/17/2025 02:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251217-0100450

	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $0.00. Jennifer Russell Affiant Subscribed and sworn to before me, this 11 day of December, 2025. KEVIN CRISLER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY Notary Public My commission expires: 7/26/27
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
Roberto Galvan Rodriguez aka Roberto Rodriguez Galvan	**NEW OWNER**	**04315013000**
6075 Dyer Rd.		
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 **Roberto Galvan Carrillo, married** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Roberto Galvan Rodriguez aka Roberto Rodriguez Galvan,** 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, beginning at an iron pin old in the westerly right-of-way line of Larkin Springs Road, at the southeasterly corner of the Emma Crutcher property, of record in Book 4186, page 794; thence with said right-of-way line, S 07 deg. 47 min. 21 sec. W, 109.47 feet to an iron pin new at the northeasterly corner of the TCMC Madison-Portland, Inc. property, Map 43-15, Parcel 131; thence with the northerly line of said TCMC Madison-Portland, Inc. property N 82 deg. 58 min. 28 sec. W 220.20 feet to an iron pin old in the easterly line of the Turning Point Church property of record in Book 1340, page 91; thence with said line, N 08 deg. 43 min. 45 sec. E 108.22 feet to an iron pin old at the aforementioned Crutcher property; thence S 83 deg. 18 min. 46 sec. E 218.44 feet to the point of beginning and containing 23,865 square feet, or 0.548 acres, more or less.

Being the same property conveyed to Roberto Galvan Carrillo by Quitclaim Deed from Alicia Galvan dated June 1, 2020, of record in Instrument No. 20200715-0077627, Register's Office for Davidson County, Tennessee. Francisca Galvan, spouse of Robert Galvan Carrillo, joins in this conveyance to convey any interest she may have in subject property, whether marital or otherwise.

This is improved property commonly known as 208 Larkin Spring Rd., 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.

Roberto Galvan Carrillo ~~Francisca Galvan~~ Francisca Galvan

Roberto Galvan Carrillo **Francisca Galvan**

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

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 **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

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

