Quitclaim Deed

This instrument was prepared by:

Jarod C. Richert
516 South Main Street
Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch# 1360378 DEEDQC
12/22/2025 08:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251222-0101220

ADDRESS OF NEW OWNER AND TAX BILLS TO:
Equity Trust Company Custodian FBO 200208325 CESA and
Equity Trust Company Custodian FBO 200358138 CESA
301 Northcreek Blvd #208
Goodlettsville, TN 37072
PARCEL 07205000300

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lilia Vasquez, hereinafter referred to as Grantor, has bargained and sold, and by these presents does hereby remise, release, and convey unto Equity Trust Company Custodian FBO 200208325 CESA a 50% undivided interest and Equity Trust Company Custodian FBO 200358138 CESA a 50% undivided interest, hereinafter referred to as Grantee, its heirs and assigns all of her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land Davidson County Tennessee being Lot 12 and the northerly 30 feet of Lot 11 as shown on the map entitled Joywood Heights, Section 1, a plat of record in Plat Book 1130 Page 91, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a full and complete description.

Being the same property conveyed to Equity Trust Company Custodian FBO 200208325 CESA a 50% undivided interest and Equity Trust Company Custodian FBO 200358138 CESA a 50% undivided interest by Final Decree Confirming Sale of record in the Register's Office for Davison County TN Instrument Number 202404090024963.

Further Being the property conveyed to Lilia Vasquez by Horizon Properties, LLC, by Warranty Deed of record in the Register's Office for Davison Count, Instrument Number 201809170091790.

This conveyance is made subject to: (1) all easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations.

The foregoing legal description is the same as contained in the resource of title shown above.

This property is commonly known as 2027 Oakwood Ave, Nashville TN 37207.

Witness our hands on 11th day of December, 2025.

Lilia Vasquez

STATE OF MS COUNTY OF DeSoto

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Lilia Vazquez, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence),

and who upon her oath acknowledged herself to be the within named bargainer, and that she executed the foregoing instrument, Quitclaim Deed, for the purposes therein contained.

Witness my hand and official seal at Southaven, MS, on Dec. 11, 2025

Notary Public: _____

Commission Expires: March 3, 2028

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State of TENNESSEE County of ROBERTSON

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant _____

Subscribed and sworn to before me on 12-18-2025.

Notary public Rhonda Davenport

My commission expires:

3-21-2028

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 115498 NICOLE BAYNHAM Commission Expires March 3, 2028 DESOTO COUNTY

RHONDA DAVENPORT STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 3/21/2028

Certificate of Authenticity

I, Gary L. Dillha, 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 12-18-2025.

Date

Affiant Signature

12-18-2025

Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 18th day of December, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

RHONDA DAVENPORT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 3/21/2028