THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch # 1362939 DEEDQC
12/30/2025 11:51:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251230-0103584

New Owner:

Eduardo Plaza Javier
163 Quail Dr
Lavergne, TN 37086

Send Tax Bills To:

Same

Map & Parcel No:

069-16-0J-002.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, Darrell Hayes and Santiago Delarosa, the Grantors, have bargained and sold, and do hereby transfer, convey and quitclaim unto Eduardo Plaza Javier, the Grantee, all of their rights, title and interests in and to certain real property situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B, on the Plan of Homes at 1906 Manchester Ave, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230627-0048745, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Darrell Hayes and Santiago Delarosa and Eduardo Plaza Javier, tenants in common by Warranty Deed from BCM Construction, LLC a Tennessee limited liability company of record in Instrument No. 20230713-0053619 Register's Office for Davidson County, Tennessee, dated July 11, 2023 and recorded on July 13, 2023.

This is improved property known as 1904 Manchester Ave, Nashville, TN 37218.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed for the purposes herein stated by subscribing their signatures this 23rd day of December, 2025.

Darrell Hayes

Santiago Delarosa

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Darrell Hayes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23rd day of December, 2025.

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 3/7/26

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Santiago Delarosa, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23rd day of December, 2025.

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 3/7/26

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Janice Collins
AFFIANT

Subscribed and sworn to before me this 23rd day of December, 2025.

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 3/7/26