Karen Johnson Davidson County
Batch# 1363046 DEEDQC
12/30/2025 02:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251230-0103757

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

NEW OWNER:
Nelson Suarez
7600 River Fork Dr.
Nashville, TN 37221

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
141-14-O-A-034.00CO

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Sarah L. Suarez,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Nelson Suarez**, my entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Revised Plan of Hanover Park of Sheffield, a Planned Unit Development, as of record in Book 9700, pages 154, 155, and 156, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Nelson Suarez and Sarah L. Suarez, husband and wife, by Warranty Deed from Patrick Larkin and Ana A. Larkin, husband and wife, of record in Instrument No. 20170620-0061991, Register's Office for Davidson County, Tennessee.

This transfer is being effectuated in compliance with a Final Decree of Divorce of record in Case No. 2025-D-79, General Sessions Court for Putnam County, Tennessee.

This is improved property known as: 7600 River Fork Drive, Nashville, TN 37221 aka 7701 Hansrote Cove, Nashville, TN 37221.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS our hands this the 18th day of December, 2025.

Sarah L. Suarez

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sarah L. Suarez,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence that they executed the within instrument for the purpose therein contained.

Witness my hand and seal on this 18th day of December, 2025.

Notary Public

My commission expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE

COUNTY OF WILSON

The actual consideration for this transfer is $0.00.

Affiant

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

Notary Public

My commission expires: 5.28.28

JESSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 _____.

Lissa Groom
Affiant
Date: _____

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this ____ day of _____, 20____

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 December 18, 2025.

Lissa Groom
Affiant
Date: December 18, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 18 day of December, 20 25

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON