Address of New Owner	Map – Parcel Number	Send Tax Bills To:
Margaret Avery Dickins De Giron 4711 Nebraska Avenue, Nashville, TN 37209	10303024700	SAME AS NEW OWNER
This instrument prepared by: Rylie L. Newell and Joshua V. Lindsey, Attorneys at Law 3100 West End Avenue, Suite 250, Nashville, Tennessee 37203		
Property Address: 4711 Nebraska Avenue, Nashville, TN 37209		

QUITCLAIM DEED

For consideration and pursuant to the divorce in Davidson County, Tennessee, docket number 24D1239, and for the good and valuable consideration receipt of which is hereby acknowledged, hereinafter named Grantor, I, **CARLOS ENRIQUE GIRON LOPEZ**, do hereby Quitclaim and Convey unto **MARGARET AVERY DICKINS DE GIRON**, her successors and assigns, all of my right, title, and interest in and to the following described tract of land; to wit:

Land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 6, Block 19, on the plan of Sylvan Park, as of record in Book 332, Page 104, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Margaret Avery Dickins De Giron and husband, Carlos Giron, husband and wife by deed from Nancy E. Dickins, dated October 26, 2007, recorded October 29, 2007, of record in Instrument No. 20071029-0127364, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nancy E. Dickins by Warranty Deed dated February 28, 2003 and recorded the 3rd day of March, 2003 as Instrument No. 20030303-0027675, Register's Office for Davidson County, Tennessee.

This is improved property, known as 4711 Nebraska Avenue, Nashville, TN 37209.

Said Property is conveyed subject to such limitations, restrictions and encumbrances of record if any.

Karen Johnson Davidson County
Batch # 1369983 DEEDQC
01/15/2026 01:11:37 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260115-0003823

Witness my hand and seal at office this the 14th day of January, 2026.

CARLOS ENRIQUE GIRON LOPEZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for Said County and State, the within named **CARLOS ENRIQUE GIRON LOPEZ**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contains.

SWORN TO AND SUBSCRIBED before me this the 14th day of January, 2026.

NOTARY PUBLIC

My Commission Expires: 9.03.2029

ALEXIS C. MINIAT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY

Witness my hand and seal at office this the 23rd day of July, 2025.

MARGARET AVERY DICKINS DE GIRON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for Said County and State, the within named **MARGARET AVERY DICKINS DE GIRON**, with whom I am personally acquainted, and who acknowledged that She executed the within instrument for the purposes therein contains.

SWORN TO AND SUBSCRIBED before me this the 23rd day of July, 2025.

NOTARY PUBLIC

My Commission Expires: 11/08/2028

EMILY PROHASKA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is the agreed final divorce in Davidson County, Tennessee docket number 24D1239.

AFFIANT

SWORN TO AND SUBSCRIBED before me this the 14th day of January 2026.

NOTARY PUBLIC

My Commission Expires: 9.03.2029

ALEXIS C. MINIAT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY