Karen Johnson Davidson County
Batch# 1372890 DEEDQC
01/23/2026 09:24:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260123-0005750

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P.C., Attorneys; 2055 N. Mt. Juliet Road, Suite 202; Mt. Juliet, TN 37122
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE
COUNTY OF WILSON

(Blank for Register's Office Endorsement Stamp)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of January, ~~2025~~ 2026 BM

NOTARY PUBLIC

COMMISSION EXPIRES: 9-7-2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(AFFIX SEAL)

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
William Ramirez-Calderon 204 Bonnacliff Ct Hermitage, Tennessee 37076	William Ramirez-Calderon 204 Bonnacliff Ct Hermitage, Tennessee 37076	075-05-0-076.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **William Ramirez-Diaz, as "Grantor"**, do hereby convey, remise, release and quitclaim unto **William Ramirez-Calderon, as "Grantee"**, his heirs, successors and assigns, forever, all of my right, title and interest in and to the following described tract (parcel) of land located in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 863, on the Plan of Hermitage Hills, Sec. 8, of record in Book 3600, Page 24, Register's Office for Davidson County, Tennessee.

Said Lot fronts 87.84 feet on the northerly side of Bonnacliff Court and extends back between lines 225.0 feet on the easterly side and 185.75 feet on the westerly line to a dead line on which it measures 83.88 feet.

Being the same property conveyed to William Ramirez-Calderon, a married man and William Ramirez-Diaz, an unmarried man, by Warranty Deed from Alfredo Rodriguez, dated June 9, 2025 and recorded on June 13, 2025 appearing of record in Instrument No. 20250613-0045749 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 204 Bonnacliff Ct, Hermitage, Tennessee 37076.

This conveyance is further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This conveyance is further subject to the lien of the Deed of Trust appearing of record in Instrument No. 20250613-0045750, Register's Office for Davidson County, Tennessee.

DULY EXECUTED this 5 day of August, 2025.

William Ramirez-Diaz, Grantor

STATE OF NV)
COUNTY OF Clark)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William Ramirez-Diaz,** the within named bargainor, with whom I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed his signature to the within instrument, and further upon oath acknowledged that he did so freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 5 day of AUG, 2025.

Commission Expires: 01/20/28

Notary Public

ANUKUL YEZZA
Notary Public - State of Nevada
County of Clark
Appt. No. 23-4198-01
My Appt. Expires: Jan. 20, 2028

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 20 day of January, 2026.

01/20/2026

Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Wilson)

Sworn to and subscribed before me this 20 day of January, 2026

Commission Expires: December 5, 2026

Notary Public

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON