AFTER RECORDING RETURN TO:
United Wholesale Mortgage
585 South Boulevard East
Pontiac, MI 48341
File No. 1226011411

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
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Karen Johnson Davidson County
Batch# 1375553 DEEDQC
02/04/2026 08:23:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260204-0007621

Tax ID No.: 060-12-0-092-00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 20th day of January, 2026, by and between **Jon Paul, a married man, joined by spouse, Isabela Leonor Gulstuen ,** residing at 203 Capitol View Avenue, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Jon Paul and Isabela Leonor Rosales Gulstuen, husband and wife, as joint tenants with right of survivorship,** residing at 203 Capitol View Avenue, Nashville, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 203 Capitol View Avenue, Nashville, TN 37207

Being the same property conveyed to the Grantor(s) in a Deed recorded on 11/221/2024 under Instrument No. 20241121-0090913 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Jon Paul
Jon Paul

Isabela Leonor Rosales Gulstuen
Isabela Leonor Rosales Gulstuen

STATE OF Michigan
COUNTY OF Oakland

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Jon Paul and Isabela Leonor Rosales Gulstuen, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Oakland County, this 20th day of January, 2026.

Kisha Murdock
Notary Public

My Commission expires: 07/13/2030

KISHA MURDOCK
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
MY COMMISSION EXPIRES JULY 13, 2030
ACTING IN THE COUNTY OF Oakland

This notarial act was performed using electronic or remote technology by Proof.

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Jon Paul
Affiant

Print Name: Jon Paul

STATE OF Michigan
COUNTY OF Oakland

Subscribed and sworn to before me this 20th day of January, 2026.

Kisha Murdock
Notary Public
My Commission Expires: 07/13/2030

KISHA MURDOCK
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
MY COMMISSION EXPIRES JULY 13, 2030
ACTING IN THE COUNTY OF Oakland

Name and address for person(s) responsible for taxes:

Jon Paul and Isabela Leonor Rosales Gulstuen
203 Capitol View Avenue
Nashville, TN 37207

Name and address of property owner:

Jon Paul and Isabela Leonor Rosales Gulstuen
203 Capitol View Avenue
Nashville, TN 37207

This notarial act was performed using electronic or remote technology by Proof.

Tennessee Certification of Electronic Document

I, Rachel Shaver, 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 1/20/26 (date of document).

Rachel Shaver
Affiant Signature

1/26/26
Date

State of MICHIGAN

County of OAKLAND

Sworn to and subscribed before me this 26 day of January, 2026.

MADISON WASKE
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires 07/29/2032
Acting in County of Oakland

Madison Waske
Notary's Signature

MY COMMISSION EXPIRES: 7.29.2032

NOTARY'S SEAL

EXHIBIT A
LEGAL DESCRIPTION

The following described real estate, situated and being Davidson, State of Tennessee:

Being Lot No. 100 in Capitol View Subdivision, of record in Book 974, Page 52 and 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 100 fronts 75 feet on the North side of Capitol View Avenue, and extends back Northerly between lines, 272 feet on its Easterly margin and 283.6 feet on its Westerly margin, to a dead line, on which it measures 70 feet.

Parcel ID: 060-12-0-092-00

Property commonly known as: 203 Capitol View Avenue, Nashville, TN 37207