Name and Address of New Owner:
Yassel Ceballos Alvares and Pedro Ceballos Marichal
1164 Alcove Way
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 1376511 DEEDQC
02/05/2026 07:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260205-0008107

Send Tax Bills To:
New Owners

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 164 07 0B 020.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Yassel Ceballos Alvares, unmarried and Pedro Ceballos Marichal, unmarried,** "the Grantor," convey and quitclaim unto **Yassel Ceballos Alvares, unmarried, Pedro Ceballos Marichal, unmarried and Ana Gisselle Pozo Gisselle, joint tenants with full right of survivorship,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being all of Lot 20 as shown on the Final Plat of PROVIDENCE ARBOURS, of record in Instrument No. 20220708-0078998, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to Yassel Ceballos Alvares, unmarried and Pedro Ceballos Marichal, unmarried by Warranty Deed from MIDTOWN REALTY, LLC, a Tennessee limited liability company, dated January 23, 2026, of record in Instrument No. 202602050008105, Register's Office for Davidson County, Tennessee.

This is improved property known as 1164 Alcove Way, Antioch, TN 37013

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

202602050008107

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 23rd day of January, 2026.

_____(SEAL)
Yassell Ceballos Alvares

_____(SEAL)
Pedro Ceballos Marichal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of January, 2026, before me personally appeared **Yassel Ceballos Alvares and Pedro Ceballos Marichal**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of January, 2026.

_____
Notary Signature
My commission expires:

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23rd day of January, 2026.

_____
Notary Signature
My commission expires:

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Greg Fairbetter, 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 1/23/26 (date of document).

Affiant Signature

1/28/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3/20/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

NOTARY'S SEAL