Karen Johnson
Batch # 1376967
02/06/2026 11:19:34 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260206-0008727

This instrument prepared by:

Donna M. Tees
2021 Richard Jones Road, Suit
Nashville, TN 37215
Based on information supplied by the parties

QUIT CLAIM DEED

New Owner:	Send Tax Bills To:	Map/Parcel:
Russell Lee Danielson 5032 Sunset Way Hermitage, TN 37076	Russell Lee Danielson 5032 Sunset Way Hermitage, TN 37076	086 04 0B 014.00CO

For and in consideration of the sum of Ten and 00/100----($10.00) DOLLARS and other good and valuable consideration, receipt of which is hereby acknowledged, KARINA AGUIRRE GONZALEZ hereinafter referred to as Grantor, by these presents, does hereby quitclaim and convey unto RUSSELL LEE DANIELSON, hereinafter referred to as Grantee, his successors, heirs and assigns all his rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, if any, described as follows:

> Land in Davidson County, State of Tennessee, being Lot No. 15, on the Plan of Section One, Sunset Oaks, of record in Book 7900, page 600, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Russell L. Danielson and Wife, Karina Aguirre Gonzalez, by Warranty Deed from Mark Schmidt and Wife, Nicole Schmidt, dated September 15, 2017 recorded October 26, 2017, of record in Instrument No. 20171026-0109905, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as 5032 Sunset Way Hermitage TN 37076.

Witness my hands this 11 day of February, 2025.

KARINA AGUIRRE GONZALEZ

STATE OF Texas)
COUNTY OF Harris)

The actual consideration or value whichever is greater, for this transfer is $0 pursuant to T.C.A § 67-4-409 (a)(1)(C)(v).

Affiant, KARINA AGUIRRE GONZALEZ

Subscribed and sworn to before me, this the 11 day of February, 2025.

NOTARY PUBLIC

My Commission Expires: 11-15-2027

LISA ANN MORENO
Notary Public, State of Texas
Comm. Expires 11-15-2027
Notary ID 134647710

STATE OF Texas)
COUNTY OF Harris)

Personally appeared before me Lisa Moreno, a Notary Public in and for said County and State, the within named KARINA AGUIRRE GONZALEZ, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Harris County, State of Texas, this 11 day of February, 2025.

Notary Public Lisa Moreno

My Commission Expires: 11-15-2027

LISA ANN MORENO
Notary Public, State of Texas
Comm. Expires 11-15-2027
Notary ID 134647710