QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1376974 DEEDQC
02/06/2026 11:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260206-0008735

File #25-TC-3305-C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-21-2029

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Nicole Candelario	**Same as New Owner**	
(NAME)	(NAME)	
3305 Harpeth Springs Drive		**141 06 0D 091.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LUIS CANDELARIO AND MARIA CANDELARIO, HUSBAND AND WIFE,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **LUIS CANDELARIO AND MARIA CANDELARIO, HUSBAND AND WIFE, AND NICOLE CANDELARIO, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 91, Building 14, on the Plan of HORIZONTAL PROPERTY REGIME, PRIVATE ELEMENT PLAT RIVERBRIDGE COMMUNITY, A PLANNED UNIT DEVELOPMENT of record in Plat at Instrument No. 20030213-0019999, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Luis Candelario and Maria Candelario, husband and wife, by Warranty Deed from Sarah Therrien and Jonathon Therrien, wife and husband of record in Instrument No. 20250624-0049345, Register's Office for Davidson County, Tennessee, dated June 20, 2025 and recorded on June 24, 2025.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ unimproved __X___ improved property known as: 3305 Harpeth Springs Drive, Nashville, TN 37221.

Witness my/our hand(s) this the 16 day of January, 2026.

Luis Candelario

Maria Candelario

STATE OF Georgia
COUNTY OF Coweta

On this 16 day of January, 2026, before me personally appeared Luis Candelario, 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 16 day of January, 2026.

Notary Signature
My commission expires: 6/19/2029

HALEY WAYNE
MY COMMISSION EXPIRES
June 19, 2029
GLYNN COUNTY, GEORGIA
NOTARY PUBLIC

STATE OF Georgia
COUNTY OF Coweta

On this 16 day of January, 2026, before me personally appeared Maria Candelario, 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 16 day of January, 2026.

Notary Signature
My commission expires: 6/19/2029

HALEY WAYNE
MY COMMISSION EXPIRES
June 19, 2029
GLYNN COUNTY, GEORGIA
NOTARY PUBLIC

RETURN TO:
Nicole Candelario
3305 Harpeth Springs Drive
Nashville, TN 37221

True Copy Certification

I, **Tonya Cherry,** 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 this the 16 day of ~~February~~ January, 2026.

Affiant Signature
Date 2/3/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed ~~before me~~ this the 3 day of February, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027