Karen Johnson Davidson County
Batch# 1377274 DEEDQC
02/09/2026 09:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260209-0009098

Prepared By and Return to:
Authority Title & Escrow
745 S Church St Ste 407
Murfreesboro, TN 37130

File Number: TN-25-2779

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $0.00.

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Affiant

Subscribed and sworn to before me, this 29 day of January, 2026.

Notary Public
My Commission Expires: 12/2/28

Quit Claim Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Maria Dolores Salvador	**Maria Dolores Salvador**	149-13-101
5005 Chadfield Way	5005 Chadfield Way	
Antioch, Tennessee 37013	Antioch, Tennessee 37013	

THIS INDENTURE, made and entered into as this 29th day of January, 2026, by and between **Maria Dolores Salvador, unmarried, and Jennifer Beatrice Velasquez and Bryan Ronald Velasquez, Heirs of Edis Rolando Velasquez,** as party or parties of the first part, and **Maria Dolores Salvador, unmarried,** as party or parties of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, all right, title and interest in and to the following described real estate, situated in the City of Smyrna, County of Rutherford, State of Tennessee and being more particularly described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Chadfield Section One of record in Plat Book 7900, Page 836, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Edis Rolando Velasquez, unmarried, and Maria Dolores Salvador, unmarried, by Warranty Deed from Sami Al-Orfali and Jenny S. Barfield n/k/a Jenny S. Al-Orfali, both unmarried, as tenants in common with the right of survivorship, dated July 31, 2002, and recorded on August 16, 2002, of record in Instrument No. 20020816-0099575, Register's Office for Davidson County, Tennessee.

The said Edis Rolando Velasquez died intestate March 3, 2020. The surviving heirs of the said Edis Rolando Velasquez at the time of death were Jennifer Beatrice Velasquez and Bryan Ronald Velasquez. The Affidavits of Heirships, establishing that the decedent Edis Rolando Velasquez had these two heirs-at-law at the time of his death are being recorded simultaneously herewith.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5005 Chadfield Way Antioch, Tennessee 37013.

WITNESS my hand this 2nd day of January, 2026.

Maria Dolores Salvador

Jennifer Beatrice Velasquez

Bryan R. Velasquez
Bryan Ronald Velasquez

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Maria Dolores Salvador, Jennifer Beatrice Velasquez, and Bryan Ronald Velasquez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 2nd day of January, 2026.

Notary Public at Large
My Commission Expires: 10/17/28

KATELYN SENG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Melanie Harper, 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 1/29/26 (date of document).

Affiant Signature

2/4/24
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 4th day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 6/17/28

NOTARY'S SEAL

KATELYN SENG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD