Karen Johnson
Batch # 1380699
02/13/2026 11:27:36 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260213-0011690

QUITCLAIM DEED

This instrument prepared by:

Gregory L. Groth, Attorney
139 East Broad Street
Cookeville, TN 38501

PROPERTY OWNER:

Martha Sanchez Esquivel
Francisco Alejo Lopez and
Joseph Angel Alejo Sanchez
905 Kipling Drive
Nashville, TN 37217

SEND TAX BILLS TO:

Martha Sanchez Esquivel
Francisco Alejo Lopez and
Joseph Angel Alejo Sanchez
6755 Putnam St
Baxter, TN 38544

Parcel ID: **10714005900**

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 sufficiency of all of which is hereby acknowledged;

We, MARTHA SANCHEZ ESQUIVEL and FRANCISCO ALEJO LOPEZ, wife and husband, hereinafter referred to as "Grantor", whether one or more, hereby transfer, convey, release, devise and quitclaim all of our right, title and interest in and to the following described lands to **MARTHA SANCHEZ ESQUIVEL and FRANCISCO ALEJO LOPEZ, wife and husband, a one-half undivided interest, and JOSEPH ANGEL ALEJO SANCHEZ, a one-half undivided interest, with each interest held as joint tenants with right of survivorship**, their heirs and assigns, hereinafter referred to as "Grantee", whether one or more, being a certain tract or parcel of land located in the Thirteenth (13th) Council District of Davidson County, State of Tennessee, more particularly described as follows:

> Being Lot No. 150 on the plan of Miro Meadows, as of record in Book 1424, pages 94 and 95, Register's Office for said county.
>
> Said Lot No. 150 fronts 70 feet on the southerly side of Kipling Drive and runs back 144.4 feet on the westerly line and 144.1 feet on the easterly line to a dead line, measuring 70 feet thereon.

The previous and last conveyance being a Warranty Deed from John Melvin Wilson (being one and the same as John M. Wilson), to Martha Sanchez Esquivel and Francisco Alejo Lopez, wife and husband of record, Instrument No. 202202230020622, recorded February 23, 2022 at the Register's Office of Davidson County, Tennessee.

This property has not been surveyed for this conveyance, and the description herein is being taken from the previous and last deed of record. Preparer of this instrument accepts no responsibility and/or liability for the accuracy of acreage, boundaries, or other such matters that would be disclosed by an accurate survey.

THIS INSTRUMENT IS BEING PREPARED without the benefit of a title examination. Preparer of this instrument accepts no responsibility and/or liability as to liens, encumbrances, defects in title, validity of title, or other such matters that would be disclosed by a title examination.

TOGETHER with all right, title and interest, if any, of the Grantor in and to any streets and roads abutting the above-described premises to the center lines thereof; together with the appurtenances and all the estate and rights of the Grantor in and to said premises.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this the 12 day of February, 2026.

Martha Sánchez
MARTHA SANCHEZ ESQUIVEL

Francisco Alejo Lopez
FRANCISCO ALEJO LOPEZ

STATE OF TENNESSEE
COUNTY OF PUTNAM

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **MARTHA SANCHEZ ESQUIVEL and FRANCISCO ALEJO LOPEZ,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the attached instrument on the date set forth thereon and for the purposes therein contained.

WITNESS my hand and official seal this the 12 day of February, 2026.

NOTARY PUBLIC

My Commission Expires: 3/23/27

GREGORY L. GROTH STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

STATE OF TENNESSEE
COUNTY OF PUTNAM

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tennessee Code Annotated Section 67-4-409 and hereby swears and affirms that the actual consideration for this transfer is $0.00, which transfer is thereby exempt from transfer tax.

Bette Battle
AFFIANT

Subscribed to and sworn before me this the 12 day of February, 2026.

NOTARY PUBLIC-REGISTER

My Commission Expires: 3/23/27

GREGORY L. GROTH STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY