QUITCLAIM DEED

STATE OF Tennessee, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on January 13th, 2025.

NOTARY PUBLIC

My Commission Expires: 05/08/2028

Maria V. Abenzarez

STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Nicolas Vitek Colon Padilla 608 N Stonegate Dr. Antioch, TN 37013	New South Federal Savings Bank 210 Automation Way Birmingham, AL 35210	165130A02900CO

Karen Johnson
Batch # 1380802
02/13/2026 02:36:44 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260213-0011840

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Pablo Alvarez and Maria Umanzor, hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Nicolas Vitek Colon Padilla, hereinafter called **"GRANTEE,"** his successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 359 on the Plan of Section 5, Peppertree Forest, as shown by plat appearing of record in Plat Book 7900, Page 499, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Pablo Alvarez, by Cash Deed for Tennessee from The Secretary of Housing and Urban Development of Washington, D.C., dated March 18, 2008, and recorded on March 24, 2008, of record in Instrument No. 20080324-0028999, Register's Office for Davidson County, Tennessee.

This is improved property, known as 608 N Stonegate Dr., Antioch, TN 37013.

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

Maria Umanzor joins in this conveyance for the purpose of transferring any interests she may have in the property.

WITNESS my hand on February 13, 2025.

PABLO ALVAREZ

Pablo Alvarez

m-a-u-dea

Maria Umanzor

STATE OF Tennessee

COUNTY OF Davidson

On February 13, 2025, before me personally appeared Pablo Alvarez and Maria Umanzor, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on February 13, 2025.

NOTARY PUBLIC

Ana V. Aben
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

My Commission Expires: 05/08/2028