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 February 7th 2026

NOTARY PUBLIC

My Commission Expires: May 8th 2029

HANA HARZANI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This deed was prepared based solely upon information supplied by the Grantor, and [illegible] search.

Karen Johnson
Batch # 1384169
02/23/2026 01:29:52 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260223-0014272

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 #
Miguel Gamas Vidal Maria Theresa Balcazar Martinez Mauricio Gamas Michael Gamas 4441 Dowdy Dr. Antioch, TN 37013	Bank of Bartlett 6281 Stage Road Bartlett, TN 38134	Map 148 Group 12 Parcel 243

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 Miguel Gamas Vidal and Maria Theresa Balcazar Martinez, 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 Miguel Gamas Vidal, Maria Theresa Balcazar Martinez, Mauricio Gamas, and Michael Gamas, joint tenants with rights of survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 100 of the Plan of Hazelwood, Section 17, of record in Book 5210, page 30, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Miguel Gamas Vidal and Maria Theresa Balcazar Martinez by Warranty Deed from Aurora Balcazar Martinez and Antonio Lopez Orozco, dated July 26th, 2005, and recorded on August 1st, 2005, of record in Instrument No. 20050801-0089840, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 4441 Dowdy Drive, 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.

WITNESS my hand on _____, 2026.

Miguel Gamas Vidal

Maria Theresa Balcazar Martinez

STATE OF Tennessee

COUNTY OF Davidson

On February 7th, 2026, before me personally appeared **Miguel Gamas Vidal**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on Feb - 7, 2026.

NOTARY PUBLIC

My Commission Expires: May - 8 - 2029

HANA HARZANI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF _____

COUNTY OF _____

On _____, 2026, before me personally appeared **Maria Theresa Balcazar Martinez**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on _____, 2026.

NOTARY PUBLIC

My Commission Expires: _____