This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com



Karen Johnson Davidson County
Batch# 1384194 DEEDQC
02/23/2026 02:36:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260223-0014304

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 6th day of Feb, 26.

Notary Public

My Commission expires 12 / 26 / 2029

NAME AND ADDRESS OF PROPERTY OWNER:
Blanca Azucena Siana Meza & Luis Gerardo Hernandez Garcia
419 Bonnawood Court,
Hermitage, TN 37076

SEND TAX BILLS TO:
Blanca Azucena Siana Meza & Luis Gerardo Hernandez Garcia
419 Bonnawood Court,
Hermitage, TN 37076

MAP AND PARCEL NUMBER: 07412005100

QUITCLAIM DEED
25NT01884

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Blanca Azucena Siana Meza and Arturo Norberto Martinez, both unmarried, joint tenants with right of survivorship

By these presents do remise, release and **QUITCLAIM** unto

Blanca Azucena Siana Meza & Luis Gerardo Hernandez Garcia, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 620, on the Plan of Section Six, Hermitage Hills, of record in Plat Book 3300, Page 10 (erroneously referenced Heritage Hills in Warranty Deed of record in Instrument No, 20130325-0028984 and the prior deed), Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the subject property.

Being the same property conveyed to Blanca Azucena Siana Meza and Arturo Norberto Martinez, both unmarried, joint tenants with right of survivorship from Aaron R. Cluck and Ciera L. Cluck, husband and wife, by Warranty Deed dated 07/14/2023 and recorded 07/20/2023 in Instrument No. 20230720-0056112, Register's Office of said County.

This is an improved property commonly known as: 419 Bonnawood Court, Hermitage, TN 37076-1054

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 6 day of February, 2026.

Blanca Azucena Siana Meza

State of Iowa }
County of Dallas }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Blanca Azucena Siana Meza,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6 day of February, 2026

Notary Public

My Commission expires: 9 / 17 / 2027

Ashley Marie Fuentes Hernandez
Commission Number 834475
My Commission Expires
09/17/2027

Luis Gerardo Hernandez Garcia

State of Iowa }
County of Dallas }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Luis Gerardo Hernandez Garcia,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6 day of February, 2026

Notary Public

My Commission expires: 9 / 17 / 2027

Ashley Marie Fuentes Hernandez
Commission Number 834475
My Commission Expires
09/17/2027

Arturo Norberto Martinez

State of Tennessee }
County of Montgomery }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Arturo Norberto Martinez,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of February, 2026

Notary Public

My Commission expires: 7 / 21 / 2029.

COURTNEY WATSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Tennessee Certification of Electronic Document

I, Justin Foster 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 2-9-26 (date of document).

Affiant Signature

2-9-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9th of Feb, 26.

(SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027