Karen Johnson Davidson County
Batch# 1387224 DEEDQC
03/02/2026 04:03:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260302-0016359

AFTER RECORDING RETURN TO:
Vylla Title, LLC
6200 Tennyson Pkwy, Suite 110
Plano, TX 75024
File No. 101-10823534

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 096-13-0-201.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 25 day of Feb, 2026, by and between **Nevy Moran Valdez, a married woman who acquired title as an unmarried woman, as her sole and separate property,** residing at 9120 Clovercroft Road, Nolensville, TN 37135, hereinafter referred to as Grantor(s) and **Nevy Moran Valdez, a married woman,** residing at 9120 Clovercroft Road, Nolensville, TN 37135, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 2812 & 2814 Patriot Way, Nashville, TN 37214

BEING the same which Nevy Moran Valdez, formerly known as Nevy E. Ellis, an unmarried woman, who acquired title as a married woman by Deed dated July 29, 2024 and recorded August 1, 2024 in the County of Davidson, State of Tennessee, in Instrument: 20240801-0058374, conveyed unto Nevy Moran Valdez, an unmarried woman, as her sole and separate property.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Nevy Moran Valdez

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Nevy Moran Valdez** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 25TH day of February, 2026.

Notary Public

My Commission expires: October 20, 2026

No title exam performed by the preparer. Legal description and party's names provided by the party.

ANGIE SERIANA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Dalton Poteet

STATE OF Texas
COUNTY OF Collin

Subscribed and sworn to before me this 2 day of March, 2026

Notary Public
My Commission Expires: 01/25/2028

IRMA COVARRBUBIO
Notary Public, State of Texas
Comm. Expires 01-25-2028
Notary ID 128866780

Name and address for person(s) responsible for taxes:

Nevy Moran Valdez
9120 Clovercroft Road
Nolensville, TN 37135

Name and address of property owner:

Nevy Moran Valdez
9120 Clovercroft Road
Nolensville, TN 37135

EXHIBIT A
LEGAL DESCRIPTION

The land referred to herein below is situated in the county of Davidson, state of Tennessee, and is described as follows:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to-Wit:

Land being in the third civil district of Nashville, Davidson Ccounty, Tennessee, being lot no. 5 on the plan of Papuchis Subdivision, of record in book 6050, page 41, register's office for Davidson County, TN, to which plan reference is hereby made for a more complete and detailed description.

Parcel ID Number: 096-13-0-201.00

Property commonly known as: 2812 & 2814 Patriot Way, Nashville, TN 37214

Tennessee Certification of Electronic Document

I, Dalton Poteet, 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 02/25/2026 (date of document).

Affiant Signature

03/02/2026
Date

State of Texas

County of Collin

Sworn to and subscribed before me this 02 day of March, 2026.

KELSEY SHUMWAY
Notary Public, State of Texas
Comm. Expires 04-04-2028
Notary ID 131944431

Notary's Signature

MY COMMISSION EXPIRES: 4-4-28

NOTARY'S SEAL