Karen Johnson Davidson County
Batch# 1388177 DEEDQC
03/04/2026 02:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260304-0017428

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

State of TN }
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 27 day of FEB, 2026.

Notary Public

My Commission expires 1/22/2030

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Daniel Vargas Mendoza
6621 Shadyview Drive,
Antioch, TN 37013

SEND TAX BILLS TO:
Daniel Vargas Mendoza
6621 Shadyview Drive,
Antioch, TN 37013

MAP AND PARCEL NUMBER: 176050A09000

QUITCLAIM DEED
26NT00430

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,

Juana Torres Vargas, an unmarried woman

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

Daniel Vargas Mendoza

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 Lot No. 281 on the Plan of Hickory Woods Estates Section C of record in Plat Book 6900, Page 885-887, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Daniel Vargas Mendoza and Juana Torres Vargas, husband and wife from Luis Alberto Aguirre Gonzalez, unmarried, by Quitclaim Deed dated 07/25/2019 and recorded 07/30/2019 in Instrument No. 20190730-0074992, Register's Office of said County. Said Daniel Vargas Mendoza and Juana Torres Vargas are erroneously vested as "Husband and wife" they are not nor have they ever been married.

Being the same property conveyed to Luis Alberto Aguirre Gonzalez, unmarried by Quitclaim Deed from Daniel Vargas Mendoza, a single man, dated March 5, 2018 and recorded April 09, 2018, of record in Instrument No. 20180409-0032873, Register's Office of said County.

Being the same property conveyed to Daniel Vargas Mendoza, a single man from Henry S. Dees and wife, Susan M. Dees, by Warranty Deed dated 01/11/2018 and recorded 01/29/2018 in Instrument No. 20180129-0008725, Register's Office of said County.

This is an improved property commonly known as: 6621 Shadyview Drive, Antioch, TN 37013-5655

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 27 day of FEB, 2026.

Juana Torres Vargas

Juana Torres Vargas

State of TN }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Juana Torres Vargas,** 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 27 day of FEB, 2026

Notary Public

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

My Commission expires: 1/22/2030.

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 2/27/26 (date of document).

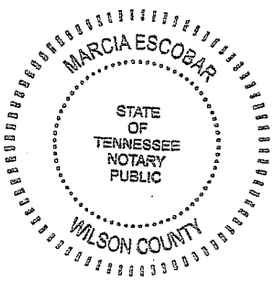
Affiant Signature

2/27/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27 of FEB, 2026.

(SEAL)



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