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# 1389253 DEEDQC
03/06/2026 09:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260306-0018022

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 5 day of Mar, 26.

Notary Public

My Commission expires 12/26/2029

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/26/2029

NAME AND ADDRESS OF PROPERTY OWNER:
Ramiro Reyes
202 Promontory Way
Hendersonville, TN 37075

SEND TAX BILLS TO:
Ramiro Reyes
202 Promontory Way
Hendersonville, TN 37075

MAP AND PARCEL NUMBER: 03402008500

QUITCLAIM DEED
26NT00387

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,

Ramiro Reyes, married

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

Ramiro Reyes & Maria Duarte, husband and wife

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 the 10th Civil District, Davidson County, Tennessee, being Lot No. 2 of Shoney's Pargos Subdivision of record in Plat Book 6900, page 178, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ramiro Reyes, married from Ramiro Reyes, married and Aurelio Reyes, unmarried, by Quitclaim Deed dated 10/18/2021 and recorded 11/08/2021 in Instrument No. 20211108-0148703, Register's Office of said County.

Being the same property conveyed to Ramiro Reyes, married and Aurelio Reyes, unmarried from Juanita B. Howell, William H. Howell, Jr., and Gwynn D. Howell, as Co-Trustee of Trust A created under the Will of William H. (Billy) Howell, Sr., by Warranty Deed dated 07/20/2017 and recorded 07/21/2017 in Instrument No. 20170721-0073829, Register's Office of said County.

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 5 day of March, 2026.

Ramiro Reyes

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Ramiro Reyes,** 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 5 day of March, 2026

Notary Public

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 03/09/2027

Maria Duarte

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Maria Duarte,** 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 5 day of March, 2026

Notary Public

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 03/09/2027

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 3-5-26 (date of document).

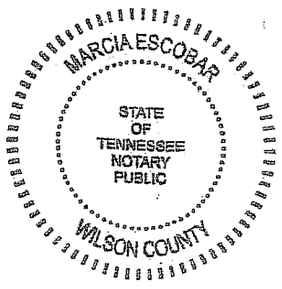
Affiant Signature

3-5-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th of March, 26.

(SEAL)



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