Karen Johnson Davidson County
Batch# 1389387 DEEDQC
03/06/2026 12:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260306-0018191

**THIS INSTRUMENT PREPARED BY:**
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

# QUITCLAIM DEED

*This quitclaim deed was prepared without the benefit of a title search.*

| Address of New Owner(s): | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| Guadalupe O. Lagunas and Ulises Lagunas Barajas 805 Lemont Drive Nashville, Tennessee | NEW OWNERS | 20251029-0085980 |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Guadalupe O. Lagunas, a married woman,** by these presents does hereby quitclaim and convey unto **Guadalupe O. Lagunas and Ulises Lagunas Barajas, husband and wife,** their heirs, successors and assigns, all her right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being part of Lot No. 45 on the Plan of Gra-Mar Acres, Section Five, as shown by Plat of record in Plat Book 2330, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Said Part of Lot No. 45 fronts 137 feet on the Northerly side of Lemont Drive and extends back 285 feet on the easterly line and 282.9 feet, more or less, on the westerly line, to a dead line, measuring 118 feet thereon.

Being the same property conveyed to Guadalupe O. Lagunas, a married woman from Ulises Lagunas Barajas, a married man by Quitclaim Deed dated October 27, 2025, and recorded October 29, 2025, in Instrument No. 20251029-0085980, Register's Office of Davidson County, Tennessee.

Commonly known as 805 Lemont Drive, Nashville, Tennessee 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 6th day of March 2026.

Affiant

My commission expires: 1.24.29
(Affix Seal)

Notary Public

COURTNEY MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF MAURY

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 6th day of March 2026.

**Guadalupe O. Lagunas**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Guadalupe O. Lagunas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 6th day of March 2026.

Notary Public

My Commission Expires: 1·24·29

COURTNEY MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 3-6-26

Affiant Signature

6th day of March, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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