This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch # 1394243 DEEDQC
03/18/2026 12:57:12 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260318-0021631

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Ashley Cavazos 6944 Muggin Ln Greenbrier, TN 37073	SAME	116-16-0-003.00

I, **ASHLEY CAVAZOS, as SUCCESSOR TRUSTEE of the T/U/W of GARY D. CAVAZOS,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest, a Ninety Five Percent (95%) interest, unto **ASHLEY CAVAZOS, individually,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the subdivision of Henry Compton Lands, of record in Plat Book 2, Page 58, Chancery Court at Nashville, and being part of the easterly part of Lot 5 on the unrecorded plan of Fred Webber's Subdivision and described according to survey by William C. Parrish, Engineer, October 23, 1954, as follows:

Beginning at an iron pin in the west margin of Webber Street, or Dorcas Drive, 384 feet south of an iron pin at the beginning of a curve, where Webber Street or Dorcas Drive intersects Abbott Martin Road, said point being the southeast corner of the lot conveyed to Ira T. Adams, and wife, by deed in Book 2275, Page 83, said Register's Office; thence along Adam's south line, westerly 250 feet to an iron pin; thence southerly 112 feet to an iron post, the northwest corner of the property conveyed Ivo A. Burton, by deed in Book 2090, Page 122, said Register's Office; thence with Burton's north line, easterly 250 feet to an iron pin in the westerly margin of Webber Street, or Dorcas Drive; thence with the margin of the same, northerly 112 feet to the beginning.

Being part of the same property conveyed to Ashley Cavazos, as Successor Trustee of the T/U/W of Gary D. Cavazos, by Estate Quitclaim Deed from Tara E. Cavazos, as Executrix of the Estate of Gary D. Cavazos, of record in Instrument No. 20220714-0081154, Register's Office for Davidson County, Tennessee.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

This is property known as: 3921 Dorcas Drive, Nashville, TN 37215

IN WITNESS WHEREOF, I have hereunto set my hand on this the 9th day of March, 2026.

THE T/U/W OF GARY D. CAVAZOS

Ashley Cavazos

ASHLEY CAVAZOS, SUCCESSOR TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Ashley Cavazos, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Successor Trustee of The T/U/W of Gary D. Cavazos, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

WITNESS my hand and seal this the 9th day of March, 2026.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires 10/4/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Ashley Cavazos

Affiant

Subscribed and sworn to before me, this the 9th day of March, 2026.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires 10/4/27