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# 1396505 DEEDQC
03/24/2026 10:20:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260324-0023255

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 20 day of March 2026

Notary Public

My Commission expires 3 / 26 / 2029

STEPHANIE ANN COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 3-26-2029

NAME AND ADDRESS OF PROPERTY OWNER:
Mancilla's Properties, LLC

SEND TAX BILLS TO:
Mancilla's Properties, LLC

MAP AND PARCEL NUMBER: 09316038200

QUITCLAIM DEED
26NT00575

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,

Diego Mancilla, a married man

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

Mancilla's Properties, LLC

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. 12 on Block "G" of the Hermitage Addition, Nashville, Tennessee, as per plan recorded in Book 57, Pages 42 and 43, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 50 feet on the east side of Decatur Street and runs back eastwardly at right angles to Decatur Street 150 feet on the north side to an alley in the rear and on the south side said lot runs back about 125 feet to Meredith Avenue upon which it fronts 38.56 feet.

Being the same property conveyed to Diego Mancilla, a married man from Justin Jones, a married man, by Warranty Deed dated 02/01/2024 and recorded 02/02/2024 in Instrument No. 20240202-0007479, Register's Office of said County.

Being the same property conveyed to Justin Jones from Kevin Daniel Washington, by Quitclaim Deed dated July 13, 2022, recorded July 26, 2022, in Instrument Number 20220726-0085247, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Kevin Daniel Washington from Albert Dale, Jr. and Carolyn D. Dale, by Installment Deed dated 09/09/2011 and recorded 10/06/2011 in Instrument No. 20111006-0077589, Register's Office of said County.

This is an improved property commonly known as: 3 Decatur Street, Nashville, TN 37210

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 MAR day of 20, 2026.

DIEGO MANCILLA MARTINEZ
Diego Mancilla

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Diego Mancilla,** 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 20 day of Mar, 2026.

Stephanie Coleman
Notary Public

My Commission expires: 3/26/29.

STEPHANIE ANN COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 3-26-2029

DIEGO MANCILLA MARTINEZ
Diego Mancilla Martinez, Member, Mancilla's Properties, LLC

State of TN
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Diego Mancilla Martinez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Mancilla's Properties, LLC., the within named bargainer, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 20 day of Mar, 2026.

Stephanie Coleman
Notary Public
My Commission expires: 3/26/29.

STEPHANIE ANN COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 3-26-2029

Marisa Hernández Fonseca

Marisa Hernandez Fonseca, Member, Mancilla's Properties, LLC

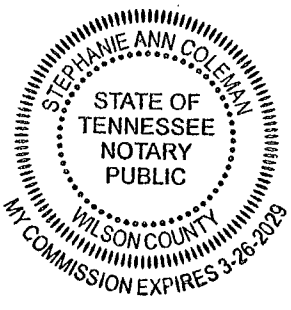
State of TN)
County of Daw)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Marisa Hernandez Fonseca with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Member of Mancilla's Properties, LLC., the within named bargainer, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 20 day of Mar, 2026.

Stephanie Coleman

Notary Public
My Commission expires: 3/26/29.



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 3-20-26 (date of document).

Affiant Signature

3-20-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 of March, 26.

(SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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