Karen Johnson Davidson County
Batch# 1398480 DEEDQC
03/27/2026 10:01:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260327-0024371

Recordation Requested By/Return to:
SUMMIT SETTLEMENT SERVICES
VESTING
50 JORDAN STREET
EAST PROVIDENCE, RI 02914
File No. VWM-270095

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

Exempt Pursuant to T.C.A. Code 67-4-409(____)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
ELVIA ROMERO and JEAN P. DULCEY MENDOZA	ELVIA ROMERO and JEAN P. DULCEY MENDOZA	162-13-0-148-00
316 CEDARVIEW DR NASHVILLE, TN 37211	316 CEDARVIEW DR NASHVILLE, TN 37211	

Executed this 11 day of Mar 20 26

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **ELVIA ROMERO, A MARRIED WOMAN, WHO ACQUIRED TITLE AS HER SOLE AND SEPARATE PROPERTY AND JEAN P. DULCEY MENDOZA, MARRIED WHO ACQUIRED TITLE AS AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **ELVIA ROMERO AND JEAN P. DULCEY MENDOZA, A MARRIED COUPLE, AS TENANTS BY THE ENTIRETY**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property known as, 316 CEDARVIEW DR, NASHVILLE, TN 37211
This instrument was prepared without the benefit of a title examination.

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.

This instrument is pursuant to Divorce Case No. 25-D-632, filed on July 23, 2025, in Davidson County, State of Tennessee.

Witness my hand this 11 day of Mar, 20 26

ELVIA ROMERO

STATE OF Tennessee

COUNTY OF Davidson

Before me, Christine Bolanis Garner of the state and county mentioned, personally appeared **ELVIA ROMERO** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)



Notary Public
Printed Name: Christine Bolanis Garner
My Commission Expires: 1/28/2030

Witness my hand this 11 day of Mar, 20 26

Jean P Dulcey Mendoza
JEAN P. DULCEY MENDOZA

STATE OF Tennessee
COUNTY OF Davidson

Before me, Christine Bolanis Garner of the state and county mentioned, personally appeared **JEAN P. DULCEY MENDOZA,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES JANUARY 28, 2030

Notary Public
Printed Name: Christine Bolanis Garner
My Commission Expires: 1/28/2030

OATH OF VALUE CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Affiant **ELVIA ROMERO**

Jean P Dulcey Mendoza
Affiant **JEAN P. DULCEY MENDOZA**

Sworn to and subscribed before me, this the 11 day of Mar, 2026

Notary Public
My commission expires: 1/28/2030

(seal)

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES JANUARY 28, 2030

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 17, SECTION ONE, DREAMLAND ESTATES SOUTHEAST, ACCORDING TO SURVEY AND PLAT OF SAME APPEARING OF RECORD IN PLAT BOOK 5200, PAGES 646 AND 647, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

TITLE TO THE ABOVE REFERENCED PROPERTY CONVEYED TO ELVIA ROMERO, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY AND JEAN P. DULCEY MENDOZA, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP FROM KASSO K. SIEWNARINE, UNMARRIED, AND REYA SIEWNARINE, UNMARRIED AND RECORDED ON MAY 27, 2025 IN INSTRUMENT: 20250527-0041307.

Parcel ID: 162-13-0-148-00
Property Commonly Known as: 316 Cedarview Dr, Nashville, TN 37211

Tennessee Certification of Electronic Document

I, Steven Sok, 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 03/11/2026 (date of document).

Affiant Signature

03/16/2026
Date

State of Rhode Island
County of Providence

Sworn to and subscribed before me this 16th day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 08/15/2028

NOTARY'S SEAL

