THIS INSTRUMENT WAS PREPARED BY:
Momentum Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 9-1480-KS

Karen Johnson Davidson County
Batch# 1398946 DEEDQC
03/30/2026 11:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260330-0024977

This instrument has been prepared based solely on information provided by the parties. Momentum Title, LLC has not conducted a title examination, survey, or settlement, and assumes no responsibility for any matters that would have been disclosed or resolved through such services.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 25th day of MARCH, 2026.

Notary Public
My Commission Expires: _____

GRIFFIN S. DUNKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES

Address New Owners	Send Tax Bills To:	Map-Parcel Number
Erick Ramos Cordero Edgar Ramos Ibarraza 817 Nella Drive Goodlettsville, TN 37072	New Owner	033 14 0 095.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, DAIR L. SUTTON AND WIFE, GLENDA GLEAVES SUTTON (hereinafter the "Grantor") does hereby quitclaim and convey unto **ERICK RAMOS CORDERO, an unmarried man, and EDGAR RAMOS IBARRAZA, a married man, as joint tenants with right of survivorship** (hereinafter the "Grantee"), their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Reserved Parcel D on the Plan of Pleasant Hill Addition, as of record in Plat Book 3300, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

Being part of the same property conveyed to Dair Sutton and wife, Glenda Gleaves Sutton, by Warranty Deed from Michael E. McAdams and wife, Cheryl J. McAdams, of record in Instrument No. 20021008-0122138, in the Register's Office of Davidson County, Tennessee, dated September 30, 2002, and recorded on October 08, 2002. And also see re-recorded Warranty Deed of record in Instrument No. 20021025-0130742, in the Register's Office of Davidson County, Tennessee.

Dair Sutton and Dair L. Sutton are one in the same person.

This is unimproved property located at: **0 Nella Drive, Goodlettsville, TN 37072**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of MARCH, 2026.

GRANTOR:

Dair L. Sutton

Glenda Gleaves Sutton

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dair L. Sutton and Glenda Gleaves Sutton, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of MARCH, 2026.

Notary Public
My Commission Expires: _____

GREER S. DURHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

I, Kirsten Virden, 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 3-25-26 (date of document).

Kirsten Virden

Affiant Signature

Date: 3-25-26

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of March, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

