QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1405074 DEEDQC
04/14/2026 10:30:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20260414-0030256

AJ-QCD-26-423

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 0 Mayde Rayo, **Affiant**

Subscribed and sworn before me this the
14 **Day of** Apr. 1, 2026
Brandi Weis, **Deputy Register**

___ DAY

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mayde Rayo Navarro	**New Owner**	**17301017800**
(NAME)	(NAME)	
423 Cedarcreek Trail		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MAYDE RAYO NAVARRO AND RAUL HERNANDEZ RAMIREZ ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

MAYDE RAYO NAVARRO ("GRANTEE")

HER HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3A ON THE PLAN OF ZONE LOT DIVISION OF LOTS 1, 2, 3, & 4 MONTE CARLO, SECTION 3A, AS OF RECORD IN BOOK 6250, PAGE 971, SAID REGSITER'S OFFICE TO WHICH PLAN REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MAYDE RAYO NAVARRO AND RAUL HERNANDEZ RAMIREZ, WIFE AND HUSBAND, BY WARRANTY DEED, FROM CHRISTOPHER PROVENCHER AND WIFE, LORI PROVENCHER, OF RECORD IN INSTRUMENT NO. 20081003-0100971, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID MAYDE RAYO NAVARRO AND RAUL HERNANDEZ RAMIREZ HAVING SINCE BEEN DIVORCED, AS OF RECORD IN THE FINAL DIVORCE DECREE IN RUTHERFORD COUNTY CIRCUIT COURT, DOCKET NO. 73163, GRANTORS HEREBY SIGN PER THE TERMS OF DIVORCE IN SAID CASE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **423 Cedarcreek Trail, Nashville, TN 37211.**

Witness our hands this the 14th day of April, 2026.

MAYDE RAYO NAVARRO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MAYDE RAYO NAVARRO**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of April, 2026.

Notary Public

My Commission Expires: 9-16-29

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

RAUL HERNANDEZ RAMIREZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RAUL HERNANDEZ RAMIREZ**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of April, 2026.

Notary Public

My Commission Expires: 9-16-29

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY