Karen Johnson Davidson County
Batch# 1406256 DEEDQC
04/16/2026 02:13:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260416-0031356

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Marvin Orlando Gregorio Ramirez, an unmarried man** ("Grantor"), hereby remises, releases, conveys, and quit claims unto **Marvin Orlando Gregorio Ramirez and Eduardo Cruz, as joint tenants with right of survivorship** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Being Lot 2 on the Final Plat of the Sandra Faye Lanius Lots 1542 Springfield Highway of record in Instrument No. 20010316-0025372, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Marvin Orlando Gregorio Ramirez, unmarried man, by virtue of that certain Warranty Deed dated July 26, 2022, and being of record at Instrument No. 20220728-0086056 in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 27th day of **March, 2026.**

Marvin Orlando Gregorio Ramirez
Marvin Orlando Gregorio Ramirez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Marvin Orlando Gregorio Ramirez**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of **March, 2026.**

Jordyn Nesbitt
NOTARY PUBLIC

MY COMMISSION EXPIRES: 03/06/29

JORDYN NESBITT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 27th day of **March, 2026.**

Jordyn Nesbitt
NOTARY PUBLIC

MY COMMISSION EXPIRES: 03/06/29

JORDYN NESBITT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

PROPERTY ADDRESS:	**8284 Old Springfield Pike, Goodlettsville, TN, 37072**
TAX PARCEL NO.:	**00700019600**
PROPERTY OWNER:	**Marvin Orlando Gregorio Ramirez and Eduardo Cruz**
OWNER'S ADDRESS:	**8284 Old Springfield Pike, Goodlettsville, TN, 37072**
MAIL TAX BILLS TO:	**New Owners** **8284 Old Springfield Pike, Goodlettsville, TN, 3707**

Certificate of Authenticity

I, Holly A Mason, 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 3/27/26

Affiant Signature

4/1/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1st day of April, 2026

Notary's Signature

(Notary Seal)
MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON