Karen Johnson
Batch # 1408160
04/20/2026 08:40:47 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260420-0031884

This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Armando Espinoza 3406 Oak Cliff Drive Nashville, TN 37214	NEW OWNERS	097 09 0 026.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ma De Jesus Madrano-Escareno, married** "the Grantor," conveys and quitclaims unto **Armando Espinoza, married** "the Grantee," all of Grantor's interest in the following described real estate in Davidson County, Tennessee:

A tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 34 on the Plan of Hickory Bend Subdivision, Section 7, as of record in Book 3600, page 29, said Register's Office.

Said Lot No. 34 fronts 60 feet along the northeasterly side of Oak Cliff Drive and runs 228.8 feet on the northwesterly line and 165 feet on the southeasterly line to a broken line of two segments at the rear measuring 134.59 feet thereon.

Being the same property conveyed to Ma De Jesus Medrano-Escareno, a married woman by Special Warranty Deed from Thomas Luck, Executor of the Michael Thomas Kavanaugh Estate, dated September 28, 2023, and recorded on September 29, 2023, in Instrument No. 20230929-0076718 in the Register's Office for Davidson County, Tennessee.

Grantor's spouse does not join in this conveyance as the property was owned separately by Grantor and Grant's spouse has no marital interest in the property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 16 day of April, 2026.

(SEAL)
Ma De Jesus Madrano-Escareno

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Personally appeared before me, a Notary Public in and for said State and County, **Ma De Jesus Madrano-Escareno**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 16 day of April, 2026.

Notary Public
My commission expires: 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Sumner

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

Chasity Petty
(Affiant)

Notary Public My commission expires: 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER