Karen Johnson Davidson County
Batch# 1414063 DEEDQC
05/01/2026 10:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260501-0038825

QUITCLAIM DEED

CAITLIN LLOYD-MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-8-2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Yessica Mendoza-Magana and Alexa Jimenez Mendoza	Same as new owner(s)	134-05-38.00
(NAME) 3449 Donna Kay Drive	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mario Mendoza Correa**, unmarried, and **Yessica Mendoza-Magana**, married, (the "**Grantors**"), by these presents do hereby quitclaim, transfer and convey to **Yessica Mendoza-Magana**, married, and **Alexa Jimenez Mendoza**, unmarried, **as joint tenants with right of survivorship** (the "**Grantees**"), their heirs and assigns, all their right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This is improved property located at 3449 Donna Kay Drive, Nashville, TN 37211.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 30th day of April, 2026.

GRANTORS:

Mario Mendoza Correa

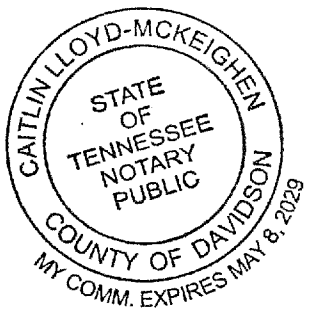
Yessica Mendoza-Magana

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Mario Mendoza Correa and Yessica Mendoza-Magana, 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, at office, this 30th day of April, 2026.



Notary Public

My Commission Expires: 5-8-2029

EXHIBIT "A"

PROPERTY DESCRIPTION

Being in the County of Davidson, State of Tennessee, to-wit:

Being Lot 85 on the Plan of Section Three Addition to Greenwood Hills Subdivision as shown on Plan of record in Book 5200, Page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mario Mendoza Corréa by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association organized and existing . "under the laws of the United States of America, dated August 6, 2010 as of record in - Instrument No. 20100810-0063201, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mario Mendoza Correa, unmarried, and Yessica Mendoza-Magana, married, by Quitclaim Deed from Mario Mendoza Correa, unmarried, dated September 8, 2010, of record in Instrument No. 20100917-0074201, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 April 30, 2026.

Affiant Signature

April 30, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 30th day of April, 2026.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 03/09/27