Karen Johnson
Batch # 1421592
05/18/2026 09:02:32 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260518-0044112

This Instrument Prepared by:
Covington D. Horan
Dismukes Law, PLLC
207 3rd Avenue N.
Franklin, TN 37064

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
Jason McCoy and
Paulina Mendoza Gutierrez
1014 Stockell Street
Nashville, TN 37207

SEND TAX BILL TO:
Same as New Owner

MAP PARCEL NO.:
082-03-0-172

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **JASON McCOY** (**"Grantor"**) does hereby assign, transfer, convey, and quitclaim any and all of his rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **JASON McCOY and PAULINA MENDOZA GUTIERREZ, husband and wife**, and their successors, heirs and assigns. The real estate is described as follows:

> Being the North 5 feet of Lot 35 and the South 40 feet of Lot 36 of the Benedict Land Company's subdivision of Northeast Nashville. This subdivision of the Lindsley Tract and of record in Plan Book 332, page 40, Register's Office of Davidson County, Tennessee, said parts of Lot Numbers 35 and 36 front together 45 feet on the westerly side of Stockell Street and run back between parallel lines 179 feet, more or less, to an alley.
>
> Being the same property conveyed to Jason McCoy and Paulina M. Gutierrez, husband and wife by Quitclaim Deed from Jason McCoy, dated February 4, 2026, recorded February 17, 2026, of record in Instrument 20260217-0012465, in the Register's Office of Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

The provisions of Tennessee Code Annotated Section 35-15-510 shall apply to this property or its proceeds.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 6th day of May, 2026.

Affiant

Notary Public

My Commission Expires: 04-11-2029

REBECCA BARKHOLZ
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

This is improved property, known as 1014 Stockell Street, Nashville, TN 37207.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 6th day of May, 2026.

JASON McCOY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and seal, at office, this 6th day of May, 2026.

Notary Public

My Commission Expires: 04-11-2029

REBECCA BARKHOLZ
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY