This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch # 1421768 DEEDQC
05/18/2026 10:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260518-0044359

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Jonathan & Mary K. Bojorquez 4405 Scenic Drive Nashville, TN 37204	First Dakota National Bank 101 North Main Avenue Sioux Falls, SD 57104	131-08-0-07200

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, I, **JONATHAN BOJORQUEZ, MARRIED,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **JONATHAN BOJORQUEZ AND MARY K. BOJORQUEZ, HUSBAND AND WIFE,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being part of the unnumbered tract on the Plan of Zenside Place, not of record, described according to a survey made by Hickerson Miller Engineers, dated March 14, 1959, as follows:

Beginning at a point in the westerly margin of Scenic Drive at a point 100.0 feet from Edwin R. Thalman's southeast corner; and Edwin M. Thomason's northeast corner; thence North 88 degrees 15 minutes West a distance of 344.0 feet to an iron pin; thence North 1 degrees 05 minutes East 100.00 feet to a concrete monument; thence South 87 degrees 23 minutes East 375.0 feet to an iron pin; thence South 19 degrees 15 minutes West 100.0 feet to the point of beginning.

Being the same property conveyed to Jonathan Bojorquez, an unmarried man, by Warranty Deed from Brian C. Cunningham and Andrea M. Cunningham, husband and wife, of record in Instrument No. 20231204-0093214 Register's Office for Davidson County, Tennessee, dated December 01, 2023 and recorded on December 04, 2023. Jonathan Bojorquez has since married Mary K. Bojorquez and is executing this deed to create a tenancy by the entirety.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

This is improved property known as: 4405 Scenic Drive, Nashville, TN 37204

IN WITNESS WHEREOF, I have hereunto set my hand on this the 15th day of May, 2026.

JONATHAN BOJORQUEZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan Bojorquez, the 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 seal on this 15th day of May, 2026.

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 15th day of May, 2026.

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27