This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25361-DJ

Karen Johnson Davidson County
Batch# 1424577 DEEDQC
05/22/2026 11:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260522-0046929

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 22 day of May, 2026.

Notary Public
My Commission Expires: 3-21-2028

Address New Owner	Send Tax Bills To:	Map-Parcel Number
Daniel Esquibel 6031Clarksville Pike Joelton, TN 37080	New Owner	021-00-0-165.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Tonya Esquibel**, a married woman ("Grantor") do hereby quitclaim and convey unto **Daniel Esquibel**, a married man ("Grantee"), his heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being a certain tract or parcel of real estate situated within the bounds of Davidson County, Tennessee, and being further described as follows, to-wit:

Being Tract No. 4 and the North 16 feet of Tract No. 3 on the Map of C. L. Parker's Property shown on a survey made July 1955 by C. J. Carney, Surveyor, in the 14th Civil District of said County, and described as follows:

Beginning at a point in the west margin of Clarksville Highway No. 112, 16 feet South of the corner of Tracts No. 3 and 4, being the northeast corner of the property that was conveyed to C. Walter Midgett and wife. by deed of record in Book 2707, page 35, Register's Office for said County; thence with Midgett's North line, North 88 degrees 30 minutes West, 535 feet more or less to a point; thence North 1 degree 30 minutes East 23.7 feet to a point; thence South 89 degrees 15 minutes East 611.5 feet to a point; thence South 19 degrees 30 minutes West 236 feet to a point, thence 19 degrees 30 minutes West 236 feet to the point of beginning.

Being all of the property conveyed to Tonya Esquibel, a married woman and Daniel Esquibel, a married man, as joint tenants with right of survivorship, by deed from Patricia A. Hudson, an unmarried woman, of record in Instrument No. 20220202-0012501, Register's Office for Davidson County, Tennessee, dated January 19, 2022 and recorded on February 2, 2022.

This is improved property located at: **6031 Clarksville Pike, Joelton, TN 37080**

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22 day of May, 2026.

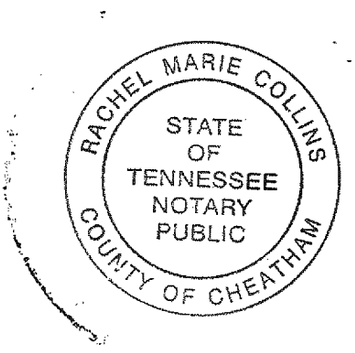
GRANTOR:

Tonya Esquibel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tonya Esquibel, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22 day of May, 2026.



Rachel Marie Collins
Notary Public
My Commission expires: 3.21.2028

I, Kirsten Virden, 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 5-22-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 5-22-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of May, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM