Karen Johnson Davidson County
Batch# 1425118 DEEDQC
05/26/2026 01:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260526-0047650

Address of New Owner:
Carlos Zapata, Martha Romero Jimenez
and Karla Zapata
177 Bell Rd.
Nashville, TN 37217

Record & Return to and
This Instrument Prepared By:
BLAKE GARNER, Attorney
303 W Main Street
Murfreesboro, TN 37130

PREPARED FROM INFORMATION PROVIDED BY THE PARTIES

Send Tax Statements To:
Same

From Information Furnished By
The Parties

Map & Parcel: 136-00-0-129.00

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **Carlos Zapata and Martha Romero Jimenez, husband and wife,** have this day bargained and sold and hereby conveys and quitclaims unto **Carlos Zapata and Martha Romero Jimenez, husband and wife, and Karla Zapata, unmarried, as Joint Tenants with Rights of Survivorship,** their heirs and assigns, forever, all of their right, title and interest in and to that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Beginning at a point in the West margin of Bell Road, being the Northeast Corner of this tract; thence N 80° 4' W 346.95 feet to a point; thence S 46° 55' 10" W 210.82 feet to a point; thence in a line with a radius of 579, a distance of 316.97 feet to a point; thence N 78° 17' 8" E 119.80 feet to a point; thence S 3° 57' W 48.53 feet to a point; thence S 86° 31' E 51.96 feet to a point; thence S 2° 44' W 21.73 feet to a point; thence S 87° 16' E 166.00 feet to a point in the West margin of Bell Road: thence with the Westerly margin of Bell Road 418.25 feet to the point of beginning, and containing 3.9 acres more or less.

BEING the same property conveyed to Carlos Zapata and Martha Romero Jimenez, husband and wife, by Quitclaim Deed from Carlos Zapata, dated 1/23/2024 and recorded 1/30/2024 in Instrument No. 20240130-0006316; and being the same property previously conveyed to Carlos Zapata, by Warranty Deed from Susan Moss Thomas, unmarried, dated 12/28/2012 and recorded 1/7/2013 in Instrument No. 20130107-0001637, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 177 Bell Road, Nashville, TN 37217

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 20th day of May, 2026.

Carlos Zapata

Martha Romero Jimenez

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Carlos Zapata and Martha Romero Jimenez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 20th day of May, 2026.

LORI T. SHELTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

NOTARY PUBLIC

My Commission Expires: 8/21/2027

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is none.

AFFIANT

SWORN to and subscribed before me this 20th day of May, 2026.

NOTARY PUBLIC

My Commission Expires: 8/21/2027

LORI T. SHELTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Aimee Cain, 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 May 20, 2026.

Date

Aimee Cain

Affiant Signature

May 22, 2026

Date

State of Tennessee

County of Rutherford

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

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 3-18-2028
RUTHERFORD COUNTY