Karen Johnson Davidson County
Batch# 1427705 DEEDQC
06/03/2026 01:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260603-0050228

THIS INSTRUMENT PREPARED BY:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Esteban Mezquiriz and
Marina Belen Rodriguez
1220 Chickadee Circle,
Hermitage, TN 37076

Send Tax Bill to:
Owner

Map-Parcel Numbers:
098 06 0B 030.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

ALEXANDRA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 2 day of June, 2026.

Notary Public

My Commission Expires:
7/2/29

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ESTEBAN MEZQUIRIZ, MARRIED,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **ESTEBAN MEZQUIRIZ AND MARINA BELEN RODRIGUEZ, HUSBAND AND WIFE,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 1220 Chickadee Circle, Hermitage, TN 37076.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER OR INFORMATION RECEIVED FROM PRIOR RECORDED DEEDS.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 2 day of June, 2026.

By: Esteban Mezquiriz

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within **Esteban Mezquiriz,** the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness hand and official seal at office at Brentwood TN, on this the 2 day of June, 2026.

My Commission Expires:
7/2/29

Notary Public

ALEXANDRA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Unit B of Lot 56D, on the Plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in Instrument 20051122-0141076, and as shown on the plat of record in Instrument 20051104-0133897, and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Esteban Mezquiriz, single man, by Warranty Deed dated 06/07/2022, from Michael G. Sommesi, unmarried, of record in Instrument No. 20220614-0067472, Register's Office for said County.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 06/02/2026 (date of document).

Affiant Signature

06/03/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

