QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1428242 DEEDQC
06/05/2026 11:54:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20260605-0050918

JM-REFI-26-648

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June, 2026.

Notary Public

MY COMMISSION EXPIRES: 6-5-27 (AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gerardo Perez and Elia Perez Colin, husband and wife	**Same As New Owner**	
(NAME) 109 Katherine Ct. ~~648 Roosevelt Avenue,~~	(NAME)	**043-06-0-323.00**
(ADDRESS) ~~Madison, TN 37115~~ Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GERARDO PEREZ, WHO ERRONEOUSLY TOOK TITLE AS GERALDO PEREZ, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **GERARDO PEREZ AND ELIA PEREZ COLIN, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 198 on the Plan of Madison Park, Section 8, as of record in Book 4300, page 117, Register's Office for said County.

Said Lot fronts 61.5 feet on the Southwesterly margin of Roosevelt Avenue and runs back 191.6 feet on the Northwesterly line and 147.6 feet on the Southeasterly line to a dead line in the rear on which it measures 97.5 feet.

Being the same property conveyed to Geraldo Perez by Warranty Deed from Joyce B. Wright and husband, Jimmy G. Wright of record in Instrument No. 20050809-0094368 Register's Office for Davidson County, Tennessee, dated August 04, 2005 and recorded on August 09, 2005.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **648 Roosevelt Avenue, Madison, Tennessee 37115**.

Witness my/our hand(s) this the 2nd day of June, 2026

Gerardo Perez

Elia Perez Colin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GERARDO PEREZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of June, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 5, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIA PEREZ COLIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of June, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 5, 2029

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206