QUITCLAIM DEED

Karen Johnson
Batch # 1429468
06/08/2026 12:36:32 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260608-0051492

This instrument was prepared by:
MARIO AMARO DIAZ [*Name*]
112 Blackstone Place [*Street or Postal Address*]
Nashville, TN, 37210 [*City, State, Postal Code*]

Name and address of the new owners (the Grantees):	**MARIO AMARO DIAZ** 112 BLACKSTONE PLACE NASHVILLE TN 37210
Name and address of the Mortgagee (the holder of Title):	**ERNIE VALLES** 707 ELISSA DR NASHVILLE TN 37217
Tax map parcel number:	**05300013500**
Mail tax bills to: Mario Amaro Diaz	112 BLACKSTONE PLACE NASHVILLE TN 37210

In consideration of One Dollar and other valuable consideration paid, the receipt for which is acknowledged I, **ERNIE VALLES**, the Grantor, TRANFER to MARIO AMARO-DIAZ the Grantee, my right, title and interest in the following real estate:

IN THE COUNTY OF DAVISON, STATE OF TENNESSEE:
[*legal description*]
0 Martingale Dr
1.57 Acres
Map and Parcel Number 05300013500
Deed Book, Page ~~20031022-0156432~~ 20240906-0068767

No boundary survey of the real estate was made at the time of this conveyance, and the description of it is not different from that shown in any previous deed.

Taxes for the year 2026 are assumed by the Grantee.

THIS CONVEYANCE IS SUBJECT TO MATTERS OF PUBLIC RECORD including the following: (1) governmental zoning and other ordinances and regulations; (2) utility, sewer, drainage, and other easements and stipulations; and (3) subdivision and condominium covenants, conditions, declarations, and other restrictions.

THIS CONVEYANCE IS ALSO SUBJECT TO (1) the rights of tenants or claims of tenants in possession under oral, or written but unrecorded, leases or other agreements and (2) _____.

Witness my hand this 17 day of April, 2026.

x Ernie Valles
Grantor

Acknowledgement

STATE OF Tennessee
COUNTY OF Davidson

On the 17 day of April, 2026, before me personally appeared Ernie Valles, the Grantor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

Selvyn Amaya
Notary Public

SELVYN AMAYA
MY COMMISSION EXPIRES
MAY 08, 2029
NOTARY ID: 050829

My commission expires: _____

SELVYN AMAYA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affidavit of Value

STATE OF Tennessee
COUNTY OF Davidson

I swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $1___. That amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

x David
Grantee

_____
Grantee

Sworn to and subscribed before me this 17th day of April, 2026.

Selvyn Amaya
Notary Public

My commission expires:

SELVYN AMAYA
MY COMMISSION EXPIRES
MAY 08, 2029
NOTARY ID: 050829

SELVYN AMAYA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY