QUITCLAIM DEED

CORTLYN STOKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2028

MM QCD 26 MADARIAGA

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 5 DAY OF June 20 26

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy & Partners PLLC
20112 21st Avenue S
Nashville, TN 37212

Karen Johnson
Batch # 1432523
06/10/2026 03:22:54 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260610-0052787

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Richard Thomas Madariaga Trustee of the Richard Thomas Madariaga Revocable Living Trust Dated May 26, 2026	**Same As New Owner**	
(NAME)	(NAME)	**081 02 2F 001 00**
111 Casper Avenue,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **RICHARD THOMAS MADARIAGA,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **RICHARD THOMAS MADARIAGA TRUSTEE OF THE RICHARD THOMAS MADARIAGA REVOCABLE LIVING TRUST DATED MAY 26, 2026,** 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 Unit 3, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 2223 B and D 24th Avenue N Residences of record in Instrument No. 20171026-0109746, and amended in Instrument No. 20190605--0053542, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed Richard Thomas Madariaga by Warranty Deed from Richard Thomas Madariaga, Successor Trustee of The Mary Orlando Revocable Trust dated June 5, 2009, executed on November 2, 2023, and recorded November 9, 2023 in Instrument Number 20231109-0087647, Register's Office for Davidson County, Tennessee.

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: **2223 24th Avenue N #C, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 5th day of JUNE, 2026.

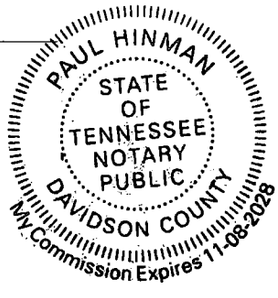
Richard Thomas Madariaga

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD THOMAS MADARIAGA, 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 5 day of JUNE, 2026.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy & Partners PLLC
20112 21st Avenue S
Nashville, TN 37212