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, 2026.

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

20260610-0052789

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	
Richard Thomas Madariaga Trustee of the Richard Thomas Madariaga Revocable Living Trust Date May 26, 2026	**Same As New Owner**	
(NAME)	(NAME)	**071 10 0 195**
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:

Being Lot No. 9-B Zone Lot Division of Lot 9 on the Plan of Weakley and Dodd's Subdivision of Lot 17 in Brooklyn, of record in Plat Book 6200, page 540, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard T. Madariaga, a single man, and Mary Margaret Orlando, a single woman, by Warranty Deed from J. Word Properties executed May 3rd, 2018 and recorded May 7, 2018 in Instrument Number 20180507-0043294, Register's Office for Davidson County, Tennessee. Mary Margaret Orlando having since died on December 29, 2022 leaving Richard Thomas Madariaga her sole heir at law pursuant to Affidavit of Heirship being recorded simultaneously herewith in Instrument Number 20260610-0052788, 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: 517 A Weakley Avenue, Nashville, Tennessee 37207.

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)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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