QUITCLAIM DEED 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)

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

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

20260610-0052791

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS	
Richard Thomas Madariaga Trustee of the Richard Thomas Madariaga Revocable Living Trust Dated May 26, 2026	**Same As New Owner**	
(NAME) **111 Casper Avenue,**	(NAME)	**072-06-01-002.00CO**
(ADDRESS) **Nashville, TN 37216**	(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, **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 B, as shown on the Declaration Establishing a Horizontal Property Regime for 1058 Zophi Street Townhomes of record in Instrument No. 20150618-0058121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard Thomas Madariaga, unmarried by Warranty Deed from Rosemary Partners, LLC, a Tennessee limited liability company, executed January 27, 2016 and recorded January 28, 2016 in Instrument Number 201060128-0008391, 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: **111 Casper Avenue, Nashville, Tennessee 37216**.

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