Karen Johnson Davidson County
Batch# 1432627 DEEDQC
06/11/2026 08:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260611-0052916

Name and Address of New Owner:
Andrew Dominguez
8009 Settlers Way
Nashville, TN 37221

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 126-15-0A-073-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tracey C. Dominguez, unmarried,** "the Grantor," convey and quitclaim unto **Andrew Dominguez, unmarried,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 285 on the Plan of Phase One, Boone Trace at Biltmore, a Planned Unit Development, of record in Plat Book 7900, page 667, and Boundary Plat of record in Book 6900, page 470, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Andrew Dominguez and wife, Tracey C. Dominguez by Quitclaim Deed from Andrew Dominguez, dated March 29, 1999, of record in Book 11413, Page 578, Register's Office for Davidson County, Tennessee.

This is improved property, known as 8009 Settlers Way, Nashville, TN 37221

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the day of June 3rd, 2026.

_____(SEAL)
Tracey C. Dominguez

_____(SEAL)
Andrew Dominguez

STATE OF TENNESSEE
COUNTY OF Davidson

On this 3rd day of June, 2026, before me personally appeared **Tracey C. Dominguez**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of June, 2026.

_____
Notary Signature
My commission expires:
2-28-2028

STEPHEN VON MANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES FEBRUARY 29, 2028

STATE OF TENNESSEE
COUNTY OF Davidson

On this 3rd day of June, 2026, before me personally appeared **Andrew Dominguez**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of June, 2026.

_____
Notary Signature
My commission expires:
2-28-2028

STEPHEN VON MANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES FEBRUARY 29, 2028

202606110052916

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3rd day of June, 2026.

Notary Signature
My commission expires:
2-28-2028

STEPHEN VON MANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES FEBRUARY 29, 2028

202606110052916

Tennessee Certification of Electronic Document

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/3/26 (date of document).

Connie Taylor
Affiant Signature

6/3/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11.5.29

NOTARY'S SEAL

