Karen Johnson Davidson County
Batch# 1437158 DEEDQC
06/23/2026 10:27:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260623-0056366

AFTER RECORDING RETURN TO:
Radian Settlement Services Inc.
1000 GSK Drive
Suite 210
Coraopolis, PA 15108
File No. 1280805885

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 103 05 0A 011.00

QUITCLAIM DEED

THIS DEED made and entered into on this 05 day of June, 2026, by and between **Dulce Alejandra Quintero Yepez fka Dulce C. Quintero, unmarried, and Raul Yepez, unmarried, who acquired title as wife and husband,** residing at 111 Stoneway Close, Nashville, TN 37209, hereinafter referred to as Grantor(s) and **Dulce Alejandra Quintero Yepez, unmarried,** residing at 111 Stoneway Close, Nashville, TN 37209, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of One Hundred Six Thousand and NO/100 ($106,000.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 111 Stoneway Close, Nashville, TN 37209

Being the same property conveyed to the Grantor(s) in a Deed recorded on 12/23/2015 under INSTRUMENT NO. 20151223-0129324, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Dulce Alejandra Quintero Yepez fka Dulce C. Quintero

Dulce Alejandra Quintero Yepez fka Dulce C. Quintero

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Dulce Alejandra Quintero Yepez fka Dulce C. Quintero**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 05 day of June, 20 26.

Helen F. Mackey
Notary Public

My Commission expires: 06-29-27

HELEN F. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Raul Yepez

Raul Yepez

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Raul Yepez**, the within named Grantor, with whom **I** am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 05 day of June, 20 26.

Helen F Mackey

Notary Public

My Commission expires: 06 29 27

HELEN F. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Dulce Alejandra Quintero-Yepez

Affiant

Print Name: Dulce Alejandra Quintero Yepez

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 05 day of June, 2026.

Helen F Mackey

Notary Public
My Commission Expires: 06-29-27

HELEN F. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Name and address for person(s) responsible for taxes:

Dulce Alejandra Quintero Yepez
111 Stoneway Close
Nashville, TN 37209

Name and address of property owner:

Dulce Alejandra Quintero Yepez
111 Stoneway Close
Nashville, TN 37209

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 84 KNOWN AS UNIT 5722A ON THE HORIZONTAL PROPERTY REGIME PRIVATE ELEMENT PLAT OF STONEWAY CLOSE OF RECORD IN PLAT BOOK 7900, PAGE 199, STONEWAY CLOSE, AMENDING LOTS 84, 85, 86, 87, 88 ON THE PLAN OF HILLWOOD PARK OF RECORD IN PLAT BOOK 3300, PAGE 28, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND FURTHER ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 7746, PAGE 265, AS AMENDED IN BOOK 8218, PAGE 539 AND BOOK 8306, PAGE 577, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS BEING THE SAME PROPERTY CONVEYED TO DULCE C. QUINTERO AND RAUL YEPEZ, WIFE AND HUSBAND FROM RUNDI REAM, SINGLE IN WARRANTY DEED DATED 12/21/2015 AND RECORDED 12/23/2015 IN INSTRUMENT NO. 20151223-0129324 IN THE COUNTY RECORDS OF DAVIDSON COUNTY, STATE OF TENNESSEE.

Tax ID No.: 103 05 0A 011.00

Property commonly known as: 111 Stoneway Close, Nashville, TN 37209

Tennessee Certification of Electronic Document

I, BRYAN GUTIERREZ, 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 JUNE 5 2026 (date of document).

Affiant Signature

JUNE 22 2026
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 22 day of JUNE, 2026.

Commonwealth of Pennsylvania - Notary Seal
Zachariah Dye, Notary Public
Allegheny County
My commission expires April 07, 2029
Commission number 1396198

Notary's Signature

MY COMMISSION EXPIRES: 04-07-2029

NOTARY'S SEAL