Prepared by/Return to: Mark B. Leedom, Esq. 636 Grassmere Park Drive Suite 130B Nashville, TN 37211 Karen Johnson Davidson County Batch # 1438053 DEEDQC 06/25/2026 08:51:32 AM 2 pgs Fees: $12.00 Taxes: $0.00 20260625-0057286	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 18th day of June, 2026. Notary Public My commission expires: 5/8/29 MARK B LEEDOM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/08/2029 DAVIDSON COUNTY

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number
Luis Yasniel Contreras Contreras	**Luis Yasniel Contreras Contreras**	**05102001200**
1010 Chadwell Drive	**1010 Chadwell Drive**	
Madison, TN 37115	**Madison, TN 37115**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, LUIS E. CONTRERAS HERNANDEZ, unmarried, "GRANTOR(S)", by these presents, does hereby quitclaim and convey unto LUIS YASNIEL CONTRERAS CONTRERAS, unmarried,"GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being a part of Lot No. 2, on the unrecorded subdivision of a lot known as The Dower Tract, as shown on the Plan of the Phillip Walker Lands, of record in Will Book 10, Page 111, County Court Clerk's Office for Davidson County, Tennessee, being the Westerly 125 feet of the Southerly 325 feet of Lot No. 2, on the map of the subdivision of the Slate Farm, not of record, and being more particularly described according to a survey by Harvey Gee, Surveyor, February 25, 1956, as follows:

Beginning on the Northerly margin of Graycroft or Chadwell Drive at the Southwest corner of the property conveyed to Maurice W. Norman by deed from John A. Mefford, Trustee, of record in Book 2495, Page 47, said Register's Office; thence with the Northerly margin of said Drive North 86 degrees 00' West 125 feet; thence North 2 degrees 37' East 325 feet; thence South 86 degrees 00' East 125 feet to Norman's Northwest corner; thence with Norman's Westerly line south 2 degrees 37' West 125 feet to the beginning.

Being the same property conveyed to Luis Yasniel Contreras Contreras and Luis E. Contreras Hernandez by Warranty Deed from Arnette R. Morris, Sr., joined by his spouse, Sheila C. Morris, dated 6/2/26 of record in Instrument No. 20260608-0051201, Register's Office of Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

Legal description taken from prior deed of record.

By way of recital, the property described herein is improved property bearing the street address of 1010 Chadwell Drive, Madison, TN 37115.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 18th day of June, 2026.

LUIS E. CONTRERAS HERNANDEZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, the within named LUIS E. CONTRERAS HERNANDEZ, 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 official seal at office this 18th day of June, 2026.

My commission expires: 5/8/29

NOTARY PUBLIC

