Karen Johnson Davidson County
Batch# 1438077 DEEDQC
06/25/2026 09:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260625-0057315

QUITCLAIM DEED

TAYLOR JANDRO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/24/2028 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11 DAY OF JUNE, 2026

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
HEBER VALENCIA REYES	**NEW OWNER**	**070-09-0-028.00**
(NAME)	(NAME)	
2305 LLOYD AVENUE NASHVILLE, TN 37218	**2305 LLOYD AVENUE NASHVILLE, TN 37218**	
(ADDRESS)	(ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 11 day of June, 2026, the undersigned, **ANA G. FUENTES, AN UNMARRIED WOMAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **HEBER VALENCIA REYES, A MARRIED MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, having an address of **2305 LLOYD AVENUE, NASHVILLE, TN 37218** and more particularly described as follows:

Land in Davidson County, Tennessee, being Tract Nos. 8 and 9 of a survey made by Cantrell, Connell and Morrison Engineers, dated August 19, 1957, not of record, being a part of Lot Nos. 20, 21 and 24 on the Plan of H.E. Simkin's Division of the L.G. Curtis Lands of record in Plat Book 547, Page 39, in the Register's Office of Davidson County, Tennessee. Said Tract No. 8 fronts 209.5 feet on the Northerly side of Curtis Street and extends back 202 feet on the Westerly line and 262.0 feet on the Westerly line and 262.0 feet on the Easterly line with the Westerly margin of Lloyd Avenue, to a line in the rear on which it measures 125.8 feet. Said Tract No 9 fronts 116.8 feet along the curve of the Westerly margin of Lloyd Avenue and extends back 389 feet on the Northerly line and 501.4 feet on the Southerly line, to a line in the rear on which it measures 328.4 feet, and contains 2.14 acres, more or less.

Being the same property conveyed to Ana G. Fuentes, an unmarried person, by Warranty Deed from Trudy Wilson Jenkins, a married person, and Julie Ann Wilson Taylor, a married person, and Eric Austin Wilson, a married person, and Pamela Deanne Rice Wilson, an unmarried person, and Brianna Lynn Wilson, an unmarried person, of record in Instrument No. 20160714-0072075, Register's Office for Davidson County, Tennessee, dated July 08, 2016 and recorded on July 14, 2016, as corrected by Scrivener's Affidavit of record at Instrument No. 20161215-0131557, said Register's Office.

This improved property more commonly known as 2305 Lloyd Avenue, Nashville, TN 37218

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 11 day of June, 2026.

GRANTOR: ANA G. FUENTES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **ANA G. FUENTES**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 11 day of June, 2026.

Notary Public

My Commission Expires

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/24/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Sarah Zakula, 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 11, 2024 (date of document).

Sarah Zakula
Affiant Signature

6-15-2024
Date

State of Illinois

County of Cook

Sworn to and subscribed before me this 15th day of June, 2024.

Donta P. Robinson
Notary's Signature

MY COMMISSION EXPIRES: April 30, 2029

NOTARY'S SEAL

Official Seal
DONTA P ROBINSON
Notary Public, State of Illinois
Commission No. 1009419
My Commission Expires April 30, 2029