Karen Johnson Davidson County
Batch# 1440688 DEEDQC
06/30/2026 04:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260630-0059215

This Instrument Prepared By:

Thomas M. Hutto, Attorney
Muletown Law, P.C.
1109 South Garden Street
Columbia, TN 38401

Prepared from information provided by the parties, without benefit of a title examination.

Preparer of this instrument is not acting as closing agent for IRS reporting purposes or otherwise.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **CARLOS SPENCER PINA, FIRST PARTY,** which expression shall include heirs, assigns and personal representatives, and **CARLOS AMADOR PINA in fee simple, SECOND PARTY**, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For and in consideration of the sum of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, FIRST PARTY conveys and quitclaims unto SECOND PARTY, all its right, title and interest in and to the following described property:

> Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:
>
> Land in Davidson County, Tennessee being Lot No. 1, Block "M" of the revised Plan of Power and Roth's Madison Park Subdivision of record in Book 843, Page 7, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. Less and Except the portion conveyed to the Metropolitan Government of Nashville and Davidson County in deed of record in Instrument No. 20061009-0124838.
>
> Legal Description obtained from prior deed.
>
> This property is shown on the tax records of Davidson County, Tennessee, as Map 052, Group 01 0, Parcel 315.00.
>
> Being the same property conveyed to FIRST PARTY herein by special warranty deed of record in Instrument No. 20110504-0034352, Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, this conveyance has been executed on the 30 day of June ~~July~~, 2026.

CARLOS SPENCER PINA

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned Notary Public of said state and county, **CARLOS SPENCER PINA,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and expressed.

WITNESS my hand and seal at office in Columbia, Tennessee, this 29th day of ~~July~~ June, 2026.

My commission expires:
July 22, 2028

Notary Public

JESSIE ANNE RING
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer is **$0.00.**

Affiant

Sworn and subscribed to before me,

This 2am day of ~~July~~ June, 2026.

Notary Public

My commission expires:
July 22, 2028

JESSIE ANNE RING
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

PERSON OR AGENCY
RESPONSIBLE FOR TAXES:

Carlos A. Pina
432 Neelys Bend Road
Madison, TN 37115

NAME AND ADDRESS
OF PROPERTY OWNERS:

Carlos A. Pina
432 Neelys Bend Road
Madison, TN 37115

MULETOWN LAW P.C.
1109 S Garden Street | Columbia, TN 38401 | 931.388.2822 | muletown.law

Tennessee Certification of Electronic Document

I, Blanca Sanchez, do hereby make oath that I am a licensed attorney and/or the custodian 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 29, 2026 (date of document).

Blancasanchez
Affiant Signature

June 29, 2026
Date

State of Tennessee
Country of Maury

Sworn and subscribed before me this 29th day of June, 2026.

Jessie A Ring
Notary's Signature

My Commission Expires: July 22, 2028

NOTARY'S SEAL

JESSIE ANNE RING
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY