Karen Johnson Davidson County
Batch# 1440692 DEEDQC
06/30/2026 04:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260630-0059219

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 **BRENDA PADILLA AND CARLOS 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:

> Land in Davidson County, Tennessee, being the northerly 25 feet of Lot 7 and all of Lot 8, Block F, revised map of Rainbow Terrance Subdivision, as of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee, and further described by a survey made by Campbell Surveying Co., Inc. dated May 8, 1988 as follows:
>
> Said Lot 7 and said part of Lot 8 adjoin and front together 70 feet on the southerly side of Lanier Drive and run back between lines 150 feet on the southerly line of part of Lot 7 and 151.80 feet on the northerly line of Lot 8 along the southerly margin of Yowell Avenue to a dead line in the rear measuring 74.50 feet.
>
> Legal Description obtained from prior deed.
>
> This property is shown on the tax records of Davidson County, Tennessee, as Map 043, Group 14 0, Parcel 103.00.
>
> Being the same property conveyed to FIRST PARTY herein by quitclaim deed of record in Instrument No. 20161118-0121747, Register's Office of Davidson County, Tennessee.

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

BRENDA PADILLA

CARLOS PINA

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned Notary Public of said state and county, **BRENDA PADILLA AND CARLOS 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 they 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 29th 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 Ring
Notary's Signature

My Commission Expires: July 22, 2028

NOTARY'S SEAL

