Karen Johnson Davidson County
Batch# 1443544 DEEDQC
07/09/2026 09:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260709-0061934

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This quitclaim deed was prepared without the benefit of a title search.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Javier Martinez 712 Yoest Circle Antioch, TN 37013	NEW OWNERS	162-07-0-219.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Magdaleno Vazquez Olvera,** by these presents does hereby quitclaim and convey unto **Javier Vazquez Martinez and wife, Elsa Ortiz Carrillo,** their heirs, successors and assigns, all his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Whittemore Valley, Section 5, of record in Book 6250, Page 904, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Javier Vazquez Martinez and wife, Elsa Ortiz Carillo, and Magdaleno Vazquez Olvera from Michele Spencer by Warranty Deed dated June 9, 2017, and recorded October 26, 2017, in Instrument No. 20171026-0110037, Register's Office of Davidson County, Tennessee.

Commonly known as712 Yoest Circle, Antioch, Tennessee 37013.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
15 day of June 2026.

Affiant

My commission expires: 7-3-2028 (Affix Seal)

Notary Public

SABRINA HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 17 day of June 2026.

Magdaleno Vazquez Olvera

Magdaleno Vazquez Olvera

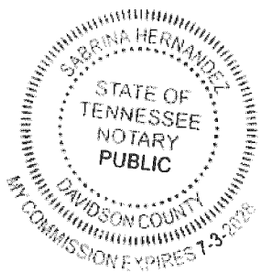
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Magdaleno Vazquez Olvera**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 15 day of June 2026.

Notary Public

My Commission Expires: 7-3-2028



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 15. 2026

Affiant Signature

9th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

