Karen Johnson Davidson County
Batch# 1448050 DEEDQC
07/16/2026 02:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260716-0064599

Name and Address of New Owner:
Aidé Guillen Lopez
417 Roosevelt Avenue
Madison, TN 37115

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 08204035200

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Raul Lopez Cuellar, widowed,** "the Grantor," convey and quitclaim unto **Aidé Guillen Lopez,** "the Grantees," all their interest in the following described real estate in Wilson County, Tennessee:

> Being Lot Number 18 on the map of Zack Q. Myers' Subdivision of the Wood Property, as of record in Book 547, Page 189, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Raul Lopez Cuellar and wife, Maria Luisa Lopez by Warranty Deed from Clarence Terry Overstreet and Elaine Overstreet, husband and wife, dated September 20, 2007, of record in Instrument No. 20070926-0114954, Register's Office for Davidson County, Tennessee. Maria Luisa Lopez died on January 22, 2017 leaving Rual Lopez Cuellar as sole surviving spouse.

This is improved property known as: 911 Sharpe Avenue, Nashville, TN 37206

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 16 day of July, 2026.

Raul Lopez Cuellar (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Raul Lopez Cuellar, with whom I am personally acquainted (or proved to be on the basis of satrisfactory evidence) the he/she/they executed the within instrument for the purposes containted therein.
Witness my hand and seal, at office in Nashville, TN this 16 day of July, 2026.

Notary Signature

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11.5.29

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409 and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16 day of July, 2026.

Notary Signature
My commission expires: 11.5.29

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 7.16.26 (date of document).

Connie Taylor
Affiant Signature

7.16.26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11.5.29

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY