Karen Johnson Davidson County
Batch# 1448884 DEEDQC
07/17/2026 01:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260717-0064974

Prepared by/Return to:
Mark B. Leedom, Esq.
636 Grassmere Park Drive Suite 130B
Nashville, TN 37211

MEGAN MILLSAP
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 16th day of July, 2026.

Notary Public

My commission expires: 5.24.28

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number:
Melquiades T. Ayala	**New Owner**	**10808029400**
3052 Reelfoot Drive	**3052 Reelfoot Drive**	
Nashville, TN 37214	**Nashville, TN 37214**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Melquiades T. Ayala, married, "GRANTOR(S)", by these presents, does hereby quitclaim and convey unto Melquiades T. Ayala and Athena Ayala, tenants in common with right of survivorship, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Reelfoot Section Three of record in Book 6250, Page 167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Melquiades T. Ayala, married, by Warranty Deed from Brandon Adams, Trustee of The 3052 Reelfoot Dr Trust, dated 7/20/22 of record in Instrument No. 20220721-0083693, Register's Office of Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

Legal descriptions taken from prior deed of record.

By way of recital, the property described herein is improved property bearing the street address of 3052 Reelfoot Drive, Nashville, TN 37214.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 14 day of July, 2026.

Melquiades T. Ayala

CALIORNIA ALL-PURPOSE ACKNOWELDGEMENT CIVIL CODE SECTION 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SUTTER)

On 7/14/2026 before me, D. Haley, Notary Public personally appeared Melquiades T. Ayala, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

D. HALEY
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2447739
SUTTER COUNTY
My Comm. Exp. June 21, 2027

Place Notary Seal Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Certificate of Authenticity

I, Megan Millsap, 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

Affiant Signature

7/16/26
Date

State of TN
County of Rutherford

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

Notary's Signature

My Commission Expires: 12-2-28

Notary's Seal (if on pape

