AFTER RECORDING RETURN TO:
Mortgage Connect, LP
500 Clubhouse Dr
Moon Township, PA 15108
File No. 4119934-5

Karen Johnson Davidson County
Batch# 1451111 DEEDQC
07/23/2026 09:05:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260723-0066802

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 164 16 0B 088.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 17th day of July, 2026, by and between **Charlie Zelaya Benitez f/k/a Charlie Benitez, a married man, who acquired title as a single man, joined by his spouse, Deisy Zelaya,** residing at 2237 Carefree Ln, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **Charlie Zelaya Benitez and Deisy Zelaya, husband and wife, as joint tenants with right of survivorship,** residing at 2237 Carefree Ln, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in DAVIDSON County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 2237 Carefree Ln, Antioch, TN 37013

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Charlie Zelaya Benitez f/k/a Charlie Benitez

Deisy Zelaya

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Charlie Zelaya Benitez f/k/a Charlie Benitez and Deisy Zelaya**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Antioch, TN, this 12th day of July, 2026.

Karen R. Campbell
Notary Public

My Commission expires: May 8, 2029

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2029

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Charlie Zelaya Benitez

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 17th day of July, 2026

Karen R. Campbell
Notary Public
My Commission Expires: May 8, 2029

Name and address for person(s) responsible for taxes:

Charlie Zelaya Benitez and Deisy Zelaya
2237 Carefree Ln
Antioch, TN 37013

Name and address of property owner:

Charlie Zelaya Benitez and Deisy Zelaya
2237 Carefree Ln
Antioch, TN 37013

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8 2029

EXHIBIT A
LEGAL DESCRIPTION

Being Lot No. 88 in Cedarbrook Subdivision in Plat Instrument No. 20181105-0109350 as corrected in Surveyor's Certificate of Correction recorded as Instrument No. 20190801-0076150, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property as conveyed from D.R. Horton Inc. to Charlie Zelaya, a single man as set forth in Deed Instrument #20200205-0013524 dated 02/03/2020, recorded 02/05/2020, DAVIDSON County, TENNESSEE.

Tax ID Number: 164 16 0B 088.00

Property commonly known as: 2237 Carefree Ln, Antioch, TN 37013

Tennessee Certification of Electronic Document

I, David Carter, 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 July 17, 2026.

Affiant Signature

07-20-2026

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 20th day of July 2026.

Notary's Signature

MY COMMISSION EXPIRES: August 21 2027

NOTARY'S SEAL

Commonwealth of Pennsylvania – Notary Seal
Lauren Morgan, Notary Public
Allegheny County
My Commission Expires August 21, 2027
Commission Number 1437723

4119934

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