Karen Johnson Davidson County
Batch# 1452726 DEEDQC
07/30/2026 11:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260730-0070255

Name and Address of New Owner:
Maribel Alca
4825 Enoch Dr
Nashville TN 37211

Send Tax Bills To:
same

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map and Parcel 161100B18700CO

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, **Jose Alca,** "the Grantor," convey and quitclaim unto **Maribel Alca and Giselle Huaman, as joint tents with rights of survivorship** "the Grantees," all their interest in the following described real estate :

> Land in Davidson County, Tennessee, being Lot No 33 on the Plan of Final Plat of Villages of Brentwood, Phase E of record in Plat Book 9700m Page 949 and amended in Instrument No 20031219-0181287, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for amore complete description of the property.
>
> Being the same property conveyed by Instrument No 20230321-0020291 said Register's Office.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

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 16th day of July, 2026.

(SEAL)
Jose Alea

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of July, 2026, before me personally appeared Jose Alea, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of July, 2026.

Notary Signature
My commission expires: 06/20/28

BRYAN LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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 16th day of July, 2026.

Notary Signature
My commission expires: 06/20/28

BRYAN LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202607210066076

202607300070255

Tennessee Certification of Electronic Document

I, Dellana Vahorn 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).

Affiant Signature

7-20-26
Date

State of TN

County of Davidson

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

Nichole Dowling
Notary's Signature

MY COMMISSION EXPIRES: 11. 26.2028

NOTARY'S SEAL



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202607300070255