This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1452734 DEEDQC
07/30/2026 12:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260730-0070263

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 30 day of July, 26.

Notary Public

My Commission expires 4 / 29 / 30

JENNIFER CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 4/29/2030

NAME AND ADDRESS OF PROPERTY OWNER:
Oriabel Viveros Mercado and Rolando Viveros
4925 Ottenville Ave,
Antioch, TN 37013

SEND TAX BILLS TO:
Oriabel Viveros Mercado and Rolando Viveros
4925 Ottenville Ave,
Antioch, TN 37013

MAP AND PARCEL NUMBER: 163 00 0 442.00

QUITCLAIM DEED
26NT01586

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Oriabel Viveros Mercado, an unmarried woman

By these presents do remise, release and **QUITCLAIM** unto

Oriabel Viveros Mercado and Rolando Viveros, tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Property located in the 28th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Parcel 10.00 on Davidson County Property Map 163-00, also being Lot 28 of the Shields Antioch Lands of record in Plat Book 57, Page 111, Registers Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an Iron Rod (New) on the Northerly right-of- way of Ottenville Avenue (40' Right-of-Way), being the Southwest corner Lot 27 of the Shields Antioch Lands of record in Plat Book 57, Page 111, Registers Office far Davidson County, Tennessee and being the Southeast corner of the herein described property; Thence, following the Northerly right-of-way of Ottenville Avenue, North 82 Degrees 20 Minutes 56 Seconds West, 100.00 Feet to an Iron Rod (Old), being the Southeast corner of the St. John Missionary Baptist Church property of record in Instrument No. 20000915-0092000; Thence, leaving Ottenville Avenue and following the Easterly boundary of said St. John Missionary Baptist Church property, North 07 Degrees 37 Minutes 32 Seconds East, 177.89 Feet to an Iron Rod (Old) on the Southerly right-of-way of Moss Road (50' Right-of-way), being the Northeast corner of said St. John Missionary Baptist Church property; Thence, following the Southerly right-of-way of Moss Road, South 82 Degrees 23 Minutes 09 Seconds East 100.00 Feet to an Iron Rod (New), being the Northwest corner of the aforementioned Lot 27; Thence, following the Westerly boundary of said Lot 27, South 07 Degrees 37 Minutes 32 Seconds West, 177.96 Feet to the Point of Beginning Containing 17,792 square feet or 0.41 acres.

Being the same property conveyed to Oriabel Viveros Mercado, an unmarried woman by Warranty Deed from Phillip Daniel Hayes, married as recorded 08/14/2024 in Book N/A at Page N/A as Document 20240814-0061630.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30 day of July, 26.

Oriabel Viveros Mercado

State of TN }
County of Davidson }

SUBSCRIBED AND SWORN to before me this 30 day of July, 26

Notary Public

My Commission Expires: 4/29/30

JENNIFER CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 4/29/2030

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Oriabel Viveros Mercado,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of July, 26.

Notary Public

My Commission expires: 4 / 29 / 30.

JENNIFER CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 4/29/2030

Rolando Viveros

State of TN }
County of Davidson }

SUBSCRIBED AND SWORN to before me this 30 day of July, 26

Notary Public

My Commission Expires: 4 / 29 / 30.

JENNIFER CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 4/29/2030

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Rolando Viveros** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of July, 26.

Notary Public

My Commission expires: 4 / 29 / 30.

JENNIFER CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 4/29/2030

Tennessee Certification of Electronic Document

I, Justin Foster 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 7-30-26 (date of document).

Affiant Signature

7-30-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 of July, 26.

(SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027