Karen Johnson Davidson County
Batch# 1455976 DEEDQC
08/05/2026 03:04:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260805-0072217

AFTER RECORDING RETURN TO:
Mortgage Connect
600 Clubhouse Drive
Moon Township, PA 15108
File No. 4127607

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

Tax ID No.: 095 05 0058.00

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 27th day of July, 2026, by and between **Carly Burt, an unmarried woman,** residing at 913 Moores Ct, Brentwood, TN 37027 and **Alejandro Navia, an unmarried man,** residing at 255 Wilowen Drive, Nashville, TN 37210, **as tenants in common with right of survivorship**, hereinafter referred to as Grantor(s) and **Alejandro Navia, an unmarried man,** residing at 255 Wilowen Drive, Nashville, TN 37210, 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: 255 Wilowen Drive, Nashville, TN 37210

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.

Alejandro Navia

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Alejandro Navia**, 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 Franklin, TN, this 17th day of July, 2024.

Notary Public Laura Scherr

My Commission expires: 06/16/2030

LAURA SCHERR
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-16-2030

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

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

Carly Burt

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Carly Burt**, 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 Franklin, TN, this 27th day of July 2020.

Notary Public Laura Scherr

My Commission expires: 6/16/2030

LAURA SCHERR
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-16-2030

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: Alejandro Navia

STATE OF Tennessee
COUNTY OF Williamson

Subscribed and sworn to before me this 27th day of July, 2026, by Alejandro Navia

Notary Public Laura Scherr
My Commission Expires: 6/16/2030

LAURA SCHERR
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-16-2030

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

Alejandro Navia
255 Wilowen Drive
Nashville, TN 37210

Name and address of property owner:

Alejandro Navia
255 Wilowen Drive
Nashville, TN 37210

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 87, as shown on the map entitled Creekside Heights, of record in Plat Book 2663, pages 114 and 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property as conveyed from Carly J. Burt, unmarried to Carly Burt, an unmarried woman and Alejandro Navia, an unmarried man, as tenants in common with right of survivorship as set forth in Deed Instrument #20201105-0129780 dated 10/15/2020, recorded 11/05/2020, DAVIDSON County, TENNESSEE.

Tax ID Number: 095 05 0058.00

Property commonly known as: 255 Wilowen Drive, Nashville, TN 37210

Tennessee Certification of Electronic Document

I, CHRIS SHOAFF, 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 7-27-26 (date of document).

Affiant Signature

7/29/26
Date

STATE OF PA
COUNTY OF ALLEGHENY

Subscribed and sworn to before me this 29 day of JULY, 2026.

Notary Public
My Commission Expires: 12-23-2029

Commonwealth of Pennsylvania - Notary Seal
Rhonda Mae Shaffer, Notary Public
Allegheny County
My Commission Expires December 23, 2029
Commission Number 1411555