QUITCLAIM DEED

PREPARER'S DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August, 2026.

Notary Public

MY COMMISSION EXPIRES: May 20, 2029
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY BONNIE S. WILSON

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Mallory Ln, Ste 1, Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
ERBIN L. ROMERO	ERBIN L. ROMERO	086 12 0 009.00
(NAME)	(NAME)	
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MAURICIO A. ROMERO,** hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey and do quitclaim unto **ERBIN L. ROMERO, and Roxana Yamilet Romero Laynas** hereinafter called the **GRANTEE**, heirs and assigns, forever, all right, title and interest, the following described tract or parcel of land in Robertson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 20 on the Plan of Section Three, Hermitage Woods, as shown by plat of record in Plat Book 5050, page 110, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

AND BEING the same property conveyed to Mauricio A. Romero and Erbin L. Romero by Warranty deed from Carlos A. Rios, an unmarried man, dated November 18, 2021 and filed of record in Instrument 20211129-0157381, Register's Office for Davidson County, Tennessee.

Unimproved

This is improved x property, known as 469 Rockwood Drive, Nashville, Tennessee 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 1 day of August, 2026

MAURICIO A. ROMERO

Karen Johnson Davidson County
Batch # 1456546 DEEDQC
08/07/2026 01:12:23 PM 1 pg
Fees: $12.00 Taxes: $0.00
20260807-0073008

STATE OF TENNESSEE)
County OF Rutherford)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, MAURICIO A. ROMERO, the within named bargainor, 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, at office, this 1 day of August, 2026.

Notary Public
My Commission Expires:

WILLIAM PRATT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires: 11/21/27