QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1459941 DEEDQC
08/17/2026 11:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260817-0076412

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August, 2026.

Notary Public

MY COMMISSION EXPIRES: 8/13/29
(AFFIX SEAL)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nestor Montiel Aragon, Wendy J. Morales Reyes, and Ana Diaz Morales	**SAME**	
(NAME) **107 Sanitarium Road**	(NAME)	**052-07-0-136.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **NESTOR MONTIEL ARAGON AND WENDY J. MORALES REYES, HUSBAND AND WIFE** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **NESTOR MONTIEL ARAGON AND WENDY J. MORALES REYES, HUSBAND AND WIFE, AND ANA DIAZ MORALES** married, **ALL AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, ("GRANTEE") ITS REPRESENTATIVES, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2, CHRISTIAN SUBDIVISION, SANITARIUM ROAD, OF RECORD IN PLAT BOOK 8250, PAGE 561, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO NESTOR MONTIEL ARAGON AND WENDY J. MORALES REYES, MARRIED, BY WARRANTY DEED FROM MARIA TERESA SALVADOR DE ARCE, SINGLE OF RECORD IN INSTRUMENT NO. 20221122-0123689 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 18, 2022 AND RECORDED ON NOVEMBER 22, 2022.

This is Improved Property commonly known as: 107 Sanitarium Road, Madison, TN 37115.

***Wendy J. Morales Reyes is also known as Wendy Jamileth Reyes Morales.**

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 12th day of August, 2026.

NESTOR MONTIEL ARAGON

WENDY J. MORALES REYES

STATE OF Tennessee
COUNTY OF Davidson

Personally Appeared Before Me, The Undersigned, A Notary Public In And For Said State And County, **Nestor Montiel Aragon and Wendy J. Morales Reyes** the within named bargainer, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 2026.

Notary Signature
My commission expires: 8/13/29

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Lili Vaught, 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 August 12,2026.

Date

Lili Vaught

Affiant Signature

August 13,2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of August, 20____.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)