This Instrument Prepared By:
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o/b/o DeedPro
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Henderson, NV 89014
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Karen Johnson Davidson County
Batch# 1461883 DEEDQC
08/19/2026 10:17:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260819-0077087

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:
Fernando Diaz Balcazar, et al
324 Tampa Drive
Nashville, TN 37211

MAIL TAX STATEMENT TO:
Fernando Diaz Balcazar, et al
324 Tampa Drive
Nashville, TN 37211

MAP PARCEL NUMBERS:
Map/Parcel: 13316008500

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, Fernando Diaz Balcazar, a married person by these presents do hereby quitclaim and convey unto the said Fernando Diaz Balcazar, a married person and Nereo Balcazar Ramirez, a single person, as joint tenants with right of survivorship and not as tenants in common, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to add co-owner to title.

This is unimproved ( ) property known as 324 Tampa Drive, Nashville, TN 37211
Improved (X)

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

Attached to and becoming a part of Quitclaim Deed dated 08/11/2026 between Fernando Diaz Balcazar, a married person, as Seller(s) and Fernando Diaz Balcazar, a married person and Nereo Balcazar Ramirez, a single person, as joint tenants with right of survivorship and not as tenants in common, (as Purchaser(s).)

Witness our hand this 11 day of August, 20 26 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Fernando Diaz Balcazar

Fernando Diaz Balcazar

ACKNOWLEDGMENT

STATE OF Tennessee)
ss
COUNTY OF Greene)

Personally appeared before me, _____, a Notary Public in and for said County and State, Fernando Diaz Balcazar the within named bargainor, individual(s), 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.

Given under my hand and official seal of office at _____
this 11 day of 11, A.D., 20 26

NOTARY STAMP/SEAL

Joseph Quinton Vance

NOTARY PUBLIC
Notary Commission Expires: 08/26/2029

AFFIDAVIT OF VALUE

STATE OF Tennessee)
ss
COUNTY OF Greene)

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - (4).

Subscribed and sworn to before me this the 11 day of August, 20 26

(Affix Seal)

Joseph Quinton Vance
Affiant

Joseph Quinton Vance

Notary Public

My Commission Expires: 08/26/2029

The principal(s) personally appeared before me by audio-video communication

Joseph Quinton Vance
State of Tennessee Notary Public
Online Notary Public
My Commission Expires: Aug. 26, 2029
County of Greene

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 13316008500

Land situated in the County of Davidson in the State of TN

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 30 ON THE PLAN OF KENILWORTH ESTATES, SECTION 3 OF RECORD IN BOOK 2900, PAGE 149 AND 150, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION.

SAID LOT NO. 30 FRONTS 95.6 FEET ON THE EASTERLY SIDE OF TAMPA DRIVE AND EXTENDS BACK 111 FEET ON THE NORTHERLY LINE AND 134.2 FEET ON THE SOUTHERLY LINE TO A DEAD LINE, MEASURING 58.5 FEET THEREON. SAID LOT BEING IMPROVED AND KNOWN AS 324 TAMPA DRIVE, NASHVILLE, TN.

Commonly known as: 324 Tampa Dr, Nashville, TN 37211-3922

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to Fernando Diaz Balcazar by Deed from Christobal B. Diaz, married and Hugo Balcazar Diaz, unmarried of record as Document No. 20020409-0043241, said Register's Office.

Tennessee Certification of Electronic Document

I, Sam Rider, 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 8/11/2026 (date of document).

Affiant Signature

Aug 13, 2026
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 13 day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: June 03, 2031

NOTARY'S SEAL

JUSTIN LEE ROBINSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires 06-03-2031
Acting in the County of Wayne