QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Carmela Ortega
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF April, 2026

Notary Public

MY COMMISSION EXPIRES: 01/22/2029

(AFFIX SEAL)

MARGARET R MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires 01/22/2029 DAVIDSON COUNTY

MM QCD 26 7616

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners PLLC
2012 21st Avenue S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Carmela Ortega and Lillian Ortega	**Same as New Owner**	
(NAME)	(NAME)	**141-14-A-20 CO**
7616 Hansrote Court,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CARMELA ORTEGA, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **CARMELA ORTEGA, UNMARRIED, AND LILLIAN ORTEGA, UNMARRIED, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 20, on the Revised Plan of Hanover Park of Sheffield, of record in Plat Book 9700, page 154 through 156, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to German Ortega and Carmela Ortega, husband and wife, by Warranty Deed from David A. Dame and wife, Laura J. Dame, executed February 24, 2000 and recorded February 24, 2000 in Instrument Number 200002240018315, Register's Office for Davidson County, Tennessee.

German Ortega died on July 25, 2026 and subject property vested in Carmela Ortega, surviving tenant by the entirety.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **7616 Hansrote Court, Nashville, Tennessee 37221**.

Karen Johnson
Batch # 1461903
08/19/2026 11:01:09 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260819-0077121

Witness my/our hand(s) this the 13 day of August, 20 26

Carmela Ortega
Carmela Ortega

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARMELA ORTEGA, the within named bargainor, 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 official seal, this the .

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy and Partners PLLC
2012 21st Avenue S
Nashville, TN 37212