QUITCLAIM DEED

PREPARED BY:	AFTER RECORDING RETURN TO:
Self Made Multi Services LLC 697 President Place Smyrna, TN 37167	Karla Stephanie Cortave 7409 Brady Lane Antioch, TN 37013
PROPERTY ADDRESS:	**MAP/PARCEL NO.:**
7409 Brady Lane Antioch, TN 37013	176060A38600CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

For no monetary consideration, **LUIS F. GARAY VILLANUEVA**, husband of Karla Stephanie Cortave ("Grantor"), does hereby remise, release and quitclaim unto **KARLA STEPHANIE CORTAVE** ("Grantee") all of Grantor's right, title, interest and claim, whatever the same may be, in and to the following described real property situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being all Lot No. 386 on the Plan of Final Subdivision Plat, Heritage Landing-Phase 4 of Instrument Number 202301100001966, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Karla Stephanie Cortave and Luis F. Garay Villanueva, wife and husband, by Special Warranty Deed from D.R. Horton, Inc., a Delaware corporation, recorded as Instrument No. 202309110071068 in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 7409 Brady Lane, Antioch, Tennessee 37013.

This instrument is intended as a true quitclaim deed. Grantor conveys only Grantor's right, title, interest and claim, if any, in the property and makes no warranty of title, express or implied.

TRANSFER TAX EXEMPTION: This conveyance is from one spouse to the other and is intended to be exempt from Tennessee realty transfer tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(A)(i).

WITNESS my hand this 24th day of AUGUST, 2026.

LUIS F. GARAY VILLANUEVA, Grantor
7409 Brady Lane, Antioch, TN 37013

Karen Johnson
Batch # 1464448
08/26/2026 12:02:36 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
1 pg

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ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public, **LUIS F. GARAY VILLANUEVA**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of AUGUST, 2026.

Notary Public My Commission Expires: AUG 19, 2029

Commission Number: N/A [NOTARY SEAL]

JACKELINE MELGAR
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/19/2029
RUTHERFORD COUNTY

GRANTEE / SEND TAX BILLS TO: Karla Stephanie Cortave, 7409 Brady Lane, Antioch, TN 37013