Karen Johnson Davidson County
Batch# 1467921 DEEDQC
09/03/2026 01:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260903-0081933

Lynn McAlister
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

File No. 20261265R

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this
the 24 day of August, 2026

NOTARY PUBLIC

My Commission Expires: 7/25/29

NEW OWNER:

Mitchell Marquez
7708 Porter House Drive
Nashville, TN, 37211

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

173-09-0A-068-00-CO

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Mitchell Steven Marquez, an unmarried man (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Mitchell Marquez, an unmarried man (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Revision One, Section Two, Lenox Village of record in Plat at Instrument No. 20020731-0091872, (amending Plan of record in Instrument No. 20020705-0081261) in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cara Marquez, an unmarried woman, by Warranty Deed from Erica L. Clayton, an unmarried woman of record in Instrument No. 20250422-0030818 in the Register's Office for Davidson County, Tennessee dated April 17, 2025 and recorded on April 22, 2025.

Being the same property conveyed to Cara Marquez, an unmarried woman and Mitchell Steven Marquez, an unmarried man, as tenants in common with rights of survivorship by Quitclaim Deed from Cara Marquez, an unmarried woman of record in Instrument No. 20250616-0046723 Register's Office for Davidson County, Tennessee, dated June 13, 2025 and recorded on June 16, 2025.

The said Cara Marquez having died on or about May 24, 2026, leaving Mitchell Steven Marquez as surviving tenant.

This property is commonly known as 7708 Porter House Drive, Nashville, TN 37211.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantee.

IN WITNESS WHEREOF, effective this the 24 day of August, 2024

GRANTOR:

Mitchell Marquez

Mitchell Steven Marquez

NOTE:

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mitchell Steven Marquez with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 24 day of August, 2024

NOTARY PUBLIC

My Commission Expires: 7/25/29



Certificate of Authenticity

I, Ryan Rafoth, 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 24, 2026
Date

Affiant Signature

8/24/2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 24th day of August, 2026

Notary's Signature

My commission expires 7/25/29
Date

Notary's Seal (if on paper)

Lynn McAlister
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY