QUITCLAIM DEED

STATE OF _____, COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

_____
Affiant

Subscribed and sworn to me on _____ _____, 2026.

_____
NOTARY PUBLIC

My Commission Expires: _____

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

Karen Johnson
Batch # 1470447
09/09/2026 11:03:41 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260909-0083477

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Nancy M. Inga & Enrique Espinoza 712 Nix Pass Madison, Tennessee 37115	Same as New Owner	052-12-0-020.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Blanca F. Inga, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Nancy M. Inga and Enrique Espinoza, as joint tenants with common law rights of survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Marlin Meadows, Section No.1, as of record in Plat Book 1835, Page 108, in the Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Nancy M. Inga, Enrique Espinoza, and Blanca F. Inga, as joint tenants with common law rights of survivorship, by Warranty Deed from Rondal L. Childers, Jr., dated June 25, 2018, and recorded August 16, 2018, of record in Instrument no. 20180816-0081331, Register's Office of Davidson County, Tennessee.
>
> This is improved property, known as 712 Nix Pass, Madison, Tennessee 37115

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on 09-04-26, 2026.

Blanca Inga.

Blanca F. Inga

STATE OF TN

COUNTY OF Davidson

On September 4th, 2026, before me personally appeared Blanca F. Inga, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on September 4th, 2026.

EMILY GALLEY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

Emily Galley
NOTARY PUBLIC

My Commission Expires: 7-3-29

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Nancy Inga **Affiant**
Subscribed and sworn before me this the
9 **Day of** Sep, 2026
J. Rivera, **Deputy Register**