Karen Johnson Davidson County
Batch# 1474123 DEEDQC
09/16/2026 12:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260916-0086231

DEBRA PAULSSON TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $0.00. Alex Gregory Affiant Subscribed and sworn to before me, this 16th day of September, 2026. D Paulsson Notary Public My commission expires: 9-19-2028

THIS INSTRUMENT WAS PREPARED BY:
Kevin A. Criswell, Esq.
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD., SUITE 200
GALLATIN, TN 37066

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Suleyma Alvarado Garcia	**NEW OWNER**	**05212004100**
1723 Hudson Rd.		
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Cesar Alvarado Alvarado and Aracely Garcia Garcia,** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Suleyma Alvarado Garcia,** herein called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee,** to-wit:

Land in Davidson County, Tennessee, being Lot 19 as shown on the map entitled the Plan of Marlin Meadows, Section 2, of record in Book 1835, page 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cesar Alvarado Alvarado and Aracely Garcia Garcia by Warranty Deed from Keith L. Frierson, Sr., and Jennifer R. Frierson dated August 6, 2020, of record in Instrument No. 20200811-0089167, Register's Office for Davidson County, Tennessee.

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This is improved property commonly known as 717 Coggin Pass, Madison, TN 37115.

WITNESS my/our hands this 16 day of September, 2026.

Cesar Alvarado Alvarado

Aracely Garcia Garcia

STATE OF TN
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cesar Alvarado Alvarado and Aracely Garcia Garcia,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this, the 16th day of September, 2026.

My commission expires: 9.19.2028

NOTARY PUBLIC

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 9/16/2026 (date of document).

Affiant Signature

9/16/2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16 day of September 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202609160086231