Karen Johnson Davidson County
Batch# 1483213 DEEDQC
10/12/2026 11:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261012-0093603

AFTER RECORDING RETURN TO:
Radian Settlement Services Inc.
1000 GSK Drive Suite 210
Coraopolis, PA 15108
File No. 1280831641

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 120 09 0 060.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 29 day of September, 2026, by and between **MARIA ESTHER VELAZQUEZ, a single person,** residing at 529 Glenpark Drive, Nashville, TN 37217, hereinafter referred to as Grantor(s) and **MARIA ESTHER VELAZQUEZ, a single person, and CYNTHIA PENA, a single person,** residing at 529 Glenpark Drive, Nashville, TN 37217, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS:

BEING LOT NO. 5A29 ON THE PLAN OF GLENGARRY PARK, SECTION V-A, OF RECORD IN BOOK 3300, PAGE 58, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO MARIA ESTHER VELAZQUEZ FROM KEMBERLY VELASQUEZ AND ERIC GUSTAVO VELAZQUEZ IN A DEED DATED 4/7/2025 AND RECORDED 4/8/2025 IN INSTRUMENT NO. 202504080026607 IN THE COUNTY RECORDS OF DAVIDSON COUNTY, STATE OF TENNESSEE.

Property Address: 529 Glenpark Drive, Nashville, TN 37217

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

MARIA ESTHER VELAZQUEZ

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **MARIA ESTHER VELAZQUEZ,** the within named Grantor, 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 seal, at office in TN, this 29 day of September, 2026.

Notary Public

My Commission expires: 1 5 2028

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

Tennessee Certification of Electronic Document

I, **Ondra E Cashaw Jr**, 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 09/29/2026 (date of document).

Affiant Signature

09/29/2026
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 29th day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 08-23-2028

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JAMES REARDON - Notary Public
Allegheny County
My Commission Expires August 23, 2028
Commission Number 1385997