Karen Johnson
Batch # 1277378
05/27/2025 08 34 49 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250527-0041133

This transfer is exempt from the Tennessee real estate recording tax pursuant to T C A § 67-4-409(a)(3)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $

Affiant

Subscribed and sworn to before me this 16th day of May, 2025

Notary Public

My Commission expires 11-2-26

Leslie Walsh
State of Tennessee Notary Public
Davidson County

This instrument was prepared by:

Equitus Law Alliance, PLLC
709 Taylor Street
P O Box 280240
Nashville, TN 37208

Address New Owner as Follows:

Jose Manuel Teran Camacho and Rina Esmeralda Portillo, Trustees of the Teran Family Trust
3443 Cooper Nicholson Road
Pleasant View, TN 37146

Send Tax Bills to:

Jose Manuel Teran Camacho and Rina Esmeralda Portillo, Trustees of the Teran Family Trust
3443 Cooper Nicholson Road
Pleasant View, TN 37146

Map-Parcel Numbers:

133 01 0 002 00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Jose M. Teran, for and in consideration of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release, and forever quitclaim unto Jose Manuel Teran Camacho and Rina Esmeralda Portillo, Trustees, and their successors in trust, of the Teran Family Trust, its successors and assigns, their entire right, title, and interest in and to a certain tract of parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No 47 on the Plan of Addition to and revision of Lots 93, 94, 95, 96, and 97 of the H G McNabb Subdivision, as of record in Book 1130, Page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Jose M Teran, from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-fact, Wilson & Associates, P.L L.C, by Special Warranty Deed of record in Instrument No. 20120730-0066787, in the Register's office of Davidson County, Tennessee
>
> This is improved property known as 3203 Harlin Drive, Nashville, TN 37211.

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 this 9 day of May, 2025

Jose M Teran

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Jose M Teran, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of May, 2025.

Notary Public

Leslie Walsh
State of Tennessee Notary Public
Davidson County

My commission expires: 11-2-26

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantors, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property