Karen Johnson
Batch # 1277378
05/27/2025 08 34 49 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250527-0041134

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 $ - 0 -

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:

120-13-0-030.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Rina E. Portillo and Jose Teran, Wife and Husband, 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 7, on the Plan of Curreywood Acres Subdivision, Section I, as shown on plat of record in Plat Book 2133, pages 109 and Book 110, in the Register's Office for Davidson County, Tennessee

Beginning at a point in the westerly margin of Cornet Drive, being the common corner of Lots Nos 7 and 8; thence westwardly 141.5 feet to a point; thence northwardly 300 5 feet to a concret monument; thence eastwardly 132 5 feet to a point; thence southwardly 227.3 feet to a point in the northwesterly margin of Cornet Drive; being the common corner of Lot No. 6 and 7; thence southwardly 50. 1 feet with the curving marging of said street to the point of beginning

Being the same property conveyed to Rina E. Portillo and Jose Teran, Wife and Husband, from Bruce F Greer and wife Margaret R Greer, by Warranty Deed of record in Instrument No 2006089-0098064, in the Register's office of Davidson County, Tennessee.

This is improved property known as 500 Cornet Drive, Nashville, TN 37217-2705.

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.

Rina E. Portillo

Jose Teran

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Rina E Portillo, with whom I am personally acquainted, and who acknowledged that she 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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Jose 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.