Karen Johnson
Batch # 1277378
05/27/2025 08 34 49 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250527-0041135

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:

16203010400

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Jose Manuel Teran Camacho and wife, Rina Esmeralda Portillo, 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

BEING Lot No 47 on the Plan of Colewood Hills Subdivision, Section One, of record in Plat Book 4300, Page 130, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description

Being the same property conveyed to Jose Manuel Teran Camacho and wife, Rina Esmeralda Portillo, from Maria T Portillo and husband, Jose Portillo, by Warranty Deed of record in Instrument No. 20161227-0135213, in the Register's office of Davidson County, Tennessee

This conveyance is subject o Restrictions of Record in Book 4548, Page 912, said Register's Office

This is improved property known as 253 Bart Drive, Antioch, TN 37013.

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 Manuel Teran Camacho

Rina Esmeralda Portillo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

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, Rina Esmeralda 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

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.