This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1283043 DEEDQC
06/09/2025 08:02:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250609-0044844

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Salvador Hernandez, Sr.** ("Grantor"), a married man, hereby remise(s), release(s), convey(s), and quit claim(s) unto his sons, **Ricardo Hernandez and Salvador Hernandez, Jr.** (Grantees), all of his rights, title, and interests in the following described real property, to wit:

BEING Lot NO 139, on the Plan of Bel-Air, Section II, of record in Plat Book 2900, Pages 29-32, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20050118-0005970** in said Register's Office. Susana Hernandez joins in this conveyance to transfer any marital rights she may have in said property.

Salvador Hernandez is also known as Salvador Hernandez, Sr.

IN TESTIMONY WHEREOF I/we have executed this instrument the 6 day of June, **2025.**

Salvador Hernandez
Salvador Hernandez, Sr.

Susana Hernandez
Susana Hernandez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Salvador Hernandez, Sr. and Susana Hernandez,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6 day of June, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-5-2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 6 day of June, **2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-5-2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

PROPERTY ADDRESS:	**1906 Pamela Drive, Nashville, TN 37217**
TAX PARCEL NO.:	107 05 0 140.00
PROPERTY OWNER:	**Ricardo Hernandez and Salvador Hernandez**
OWNER'S ADDRESS:	**1906A Pamela Drive, Nashville, TN 37217**
MAIL TAX BILLS TO:	owners at owners address

Certificate of Authenticity

I, Holly A. Mason, 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 June 6 2025.

Affiant Signature

6/6/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 day of June, 2025.

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026