Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Ave. S., Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson Davidson County
Batch# 1318987 DEEDQC
09/05/2025 02:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250905-0071112

Cesar A. Contreras, et ux.

TO:

Cesar A. Contreras and Martha E. Contreras, Trustees of the Contreras Family Revocable Trust, dated September 4, 2025

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 4th day of September, 2025, by and between **Cesar A. Contreras and wife, Martha Contreras** ("Grantors"), and **Cesar A. Contreras and Martha E. Contreras, Trustees of the Contreras Family Revocable Trust, dated September 4, 2025, and any amendments thereto** ("Grantees"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantors do hereby quitclaim and convey unto Grantees, all of Grantors' right, title, and interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

PARCEL 1

ADDRESS: **2128 Gina Lane, Hermitage, TN 37076**
PARCEL ID: **086-04-0D-005.00-CO**

BEING Lot No. 5 on the Plan of Final Plat of Tulip Reserve Subdivision of record in Plat at Instrument No. 20091211-0113296, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Cesar A. Contreras Gonzalez and Martha E. Pineda De Contreras, husband and wife, by Warranty Deed from Holly Ann Cammuse and husband, Douglas Alan Cammuse, dated March 3, 2021, and recorded on March 5, 2021, as Instrument No. 20210305-0029401, in the Register's Office for Davidson County, Tennessee.

PARCEL 2

ADDRESS: **304 Tampa Drive, Nashville, TN 37211**
PARCEL ID: **133-16-0-095.00**

BEING Lot No. 40 on the Plan of Kenilworth Estates, Section III, of record in Plat Book 2900, pages 149, and 150, in the Register's Office for Davidson County, Tennessee, for a more complete and accurate legal description.

SUBJECT to restrictive covenants contained in an instrument of record in Book 3221, Page 445, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Cesar Contreras and wife, Martha Contreras, by Warranty Deed from Pamela Elaine Elliott, unmarried, dated April 30, 2003, and recorded on May 21, 2003, as Instrument No. 20030521-0069079, in the Register's Office for Davidson County, Tennessee.

These legal descriptions were taken from the previous deeds of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

Cesar A. Contreras Gonzalez, Cesar A. Contreras, and Cesar Contreras being one and the same person.

Martha E. Pineda De Contreras, Martha E. Contreras, and Martha Contreras being one and the same person.

[signatures appear on following page]

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

Cesar A. Contreras
Grantor

Martha E. Contreras
Grantor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Cesar A. Contreras and Martha E. Contreras**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 4th day of September, 2025.

THOMAS WILLIAM STEELMAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

Notary Public

My Commission Expires: 1-22-29

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	**Property Address and Map/Parcel No.**	**Property Address and Map/Parcel No.**
Cesar A. Contreras and Martha E. Contreras, Trustees 2128 Gina Lane Hermitage, TN 37076	**PARCEL 1:** 2128 Gina Lane Hermitage, TN 37076	**PARCEL 2:** 304 Tampa Drive Nashville, TN 37211
Person/Entity Responsible for Payment of Property Taxes Same/Owner	086-04-0D-005.00-CO	133-16-0-095.00

Certificate of Authenticity

I, Ariel Joaquin, 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 September 4, 2025.

Ariel Joaquin
Affiant Signature

9.5.25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th day of September, 20 25.

Jennifer W Wheeler
Notary's Signature

My Commission Expires: 1.28.26

