Karen Johnson Davidson County
Batch# 1320249 DEEDQC
09/09/2025 11:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250909-0072022

This Instrument is Prepared By:
Andrew J. Triplett, Esq. #040697
Cobb Law Group, LLC
131 Walton Ferry Road, Suite 11
Hendersonville, TN 37075
615-649-0049
No title search performed

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
Trinidad Teresa Chavez Jarquin Trustee of the Trinidad Teresa Chavez Jarquin Revocable Living Trust 4901 Deerhaven Drive, Nashville, TN 37013	**SAME**	**165-14-0-031.00**

THIS INSTRUMENT, made and entered into this 8th day of September 2025, by and between **Trinidad T. Chavez Jarquin,** *("Grantor")*, and **Trinidad Teresa Chvez Jarquin, Trustee of the Trinidad Teresa Chavez Jarquin Revocable Living Trust,** *("Grantee")*;

FOR AND IN CONSIDERATION of Ten Dollars and 00/100 ($10.00), the receipt of which is hereby acknowledged, **TRINIDAD T. CHAVEZ JARQUIN,** Grantor, conveys and quitclaims all of her interest and all of her rights, title and interests, marital or otherwise, in and to the following parcel of described real estate, in Davidson County, State of Tennessee, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 70 on the Plan of Peppertree Forest Subdivision, Section 7, recorded in Book 7900, Page 322, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate egal description.
>
> BEING the same property conveyed to Trinidad T. Chavez Jarquin, unmarried woman, from Lisa Landon Woods, unmarried, by Warranty Deed dated December 27, 2023, and recorded December 28, 2023, of record in Instrument Number 20231228-0099878, Register's Office for Davidson County, Tennessee.

This is improved property known as **4901 Deerhaven Drive, Antioch, Tennessee 37013.**

And now, **TRINIDAD T. CHAVEZ JARQUIN,** for the express purpose of carrying out the intent of this conveyance, as set out above, does hereby quitclaim, and convey *all of* her property interest into **TRINIDAD TERESA CHAVEZ JARQUIN, TRUSTEE OF THE TRINIDAD TERESA CHAVEZ JARQUIN REVOCABLE LIVING TRUST.** The same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the Grantor, **TRINIDAD T. CHAVEZ JARQUIN,** has hereunto set her hand on this the 8th day of September 2025.

(Signature Page to Follow)

TRINIDAD T. CHAVEZ JARQUIN, ***Grantor***

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally, appeared before me, Abigail Grant, a Notary Public in and for said County and State, the within named **TRINIDAD T. CHAVEZ JARQUIN,** the Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee this 8th day of September 2025.

ABIGAIL GRANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 05/19/2026

Abigail Grant
Notary Public
My Commission Expires: 5/19/2026

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for the transfer is $10.00.

Affiant/Grantee: **THE TRINIDAD TERESA CHAVEZ JARQUIN REVOCABLE LIVING TRUST,** ***Grantee***

trustee
BY: TRINIDAD TERESA CHAVEZ JARQUIN, ***Trustee***

WITNESS my hand and official seal at Hendersonville, Tennessee this 8th day of September 2025.

ABIGAIL GRANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 05/19/2026

Abigail Grant
Notary Public
My Commission Expires: 5/19/2026

Tennessee Certification of Electronic Document

I, James W. Cobb, 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 9/8/2025 (date of document).

Affiant Signature

9/9/2025

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9 day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 5/19/2026

NOTARY'S SEAL

