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# 1323314 DEEDQC
09/17/2025 09:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250917-0074133

Oscar J. Hernandez

TO:

Elsa Georgina Perez Zavala

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 16 day of September, 2025, by and between **Oscar J. Hernandez, a married man** ("Grantor"), and **Elsa Georgina Perez Zavala, a married woman** ("Grantee"),

WITNESSETH:

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

> BEING Lot No. 135 on the plan of Fair Oaks, Section Two, of record in Plat Book 4460, Page 52 and 53, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
>
> BEING the same property conveyed to Oscar J. Hernanadez, a married man, by Warranty Deed from Carlos Arzate and wife, Ana Maria Dominguez, dated July 28, 2015, and recorded on August 3, 2015, in Instrument No. 20150803-0076040, in the Register's Office for Davidson County, Tennessee.

This is the same description as in the previous deed 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.

This is improved property, known as: **211 Townes Drive, Nashville, TN 37211**.

The subject property is the sole and separate property of the Grantor; this Quitclaim Deed is transferring his interest to his wife, Elsa Georgina Perez Zavala.

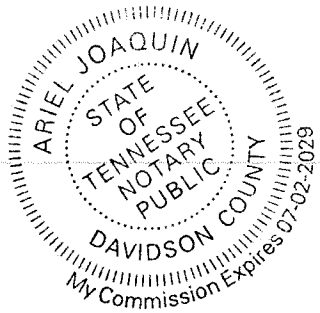
IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

Oscar J. Hernandez
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Oscar J. Hernandez**, 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 16 day of September, 2025.



Notary Public

My Commission Expires: 7-2-29

STATEMENT OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $0.00.

Subscribed and sworn to before
me, this 16 day of Sept., 2025.

Affiant

Notary Public
My Commission Expires: 7-2-29

ARIEL JOAQUIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029

Property Owner(s) Name and Mailing Address	Person/Entity Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
Elsa Georgina Perez Zavala 211 Townes Drive Nashville, TN 37211	Same/Owner	211 Townes Drive Nashville, TN 37211 162-06-0-160.00

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 Sept. 16, 2025

Ariel Joaquin
Affiant Signature

9.16.25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16th day of Sept., 2025.

Jennifer Wheeler
Notary's Signature
My Commission Expires: 1.28.26

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 1-28-2026