Recordation Requested By/Return to:
VANTAGE POINT TITLE, INC.
18167 US HWY 19 NORTH STE 180
CLEARWATER, FL 33764
File No. TN962881

Karen Johnson Davidson County
Batch# 1340656 DEEDQC
10/31/2025 08:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251031-0086708

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

No Representation By Preparer As To Any Matters Of Title Or Legal Description/Survey

QUITCLAIM DEED

Exempt Pursuant to T.C.A. Code 67-4-409(a)(14)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
TST HOMES LLC	TST HOMES LLC	149 05 0 164.00
3808 EAST RIDGE DR NASHVILLE, TN 37211	3808 EAST RIDGE DR NASHVILLE, TN 37211	

Executed this 24th day of October, 2025.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **DANIEL MARTINEZ II, MARRIED AND TEODORO SAMANO TORRES, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **TST HOMES LLC**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

being Lot No. 82 on the Plan of the 2nd Revision, SECTION FIVE, TERRAGON TRAILS, of record in Book 5200, Page 18, Register's Office for Davidson County, to which reference is hereby made for a more complete description.

Said Lot No. 82 fronts 98.02 feet on the Northeasterly margin of Terragon Trail and extends back 148.16 feet on the Northerly line and 134.64 feet on the Southerly line to a dead line in the rear, measuring 73.47 feet thereon.

Being the same property conveyed to Daniel Martinez II, A Married Man And Teodoro Samano Torres, An Unmarried Man By Deed From Prolific Homes LLC, A Tennessee Limited Liability Company And Teodoro Samano Torres Who Erroneously Acquired Title As Theodoro Samano Torres, An Unmarried Man, dated November 8, 2024, recorded November 20, 2024 as Instrument 20241120-0090593, Register's Office for Davidson County, Tennessee.

Property known as, 4773 TERRAGON TRAIL, ANTIOCH, TN 37013
This instrument was prepared without the benefit of a title examination.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24 day of October, 2025.

DANIEL MARTINEZ II

TEODORO SAMANO TORRES

STATE OF Tennessee

COUNTY OF Davidson

Before me, Karen R. Campbell of the state and county mentioned, personally appeared **DANIEL MARTINEZ II AND TEODORO SAMANO TORRES** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2029

Karen R. Campbell
Notary Public
Printed Name: Karen R. Campbell
My Commission Expires: May 8, 2029

OATH OF VALUE CONSIDERATION

STATE OF Tennessee

COUNTY OF Davidson

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant - **DANIEL MARTINEZ II**

Subscribed and sworn to before me this the 24th day of Oct, 2025.

(seal)

Karen R. Campbell
Notary Public
My commission expires: May 8, 2029

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2029

True Copy Certification

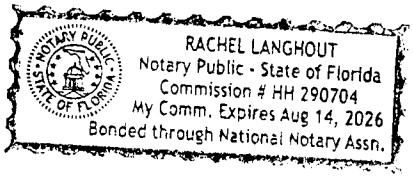
I, Rachel Watson, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/24/2025 (date of document).

Affiant Signature

10/30/2025
Date

State of Florida
County of Pinellas

Sworn to and subscribed before me this 30 day of OCTOBER, 2025.



Notary's Signature
Printed Name: Rachel Langhout
My Commission Expires: August 14, 2026