Karen Johnson
Batch # 1361089
12/23/2025 10:16:00 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20251223-0101914

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-4775



STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0.00. This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 12th day of December 2025.

Notary public

My commission Expires: October 7, 2029

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Gaviota Trust 1026 Westchester Dr. Madison, TN 37115	Gaviota Trust 1026 Westchester Dr. Madison, TN 37115	041-12-0-109.00

FOR AND IN CONSIDERATION of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Ma Gabriela Arteaga Zamora and Alberto Escobar Constantino, wife and husband, do hereby quitclaim, transfer and convey unto Alberto Escobar Constantino and Ma. Gabriela Arteaga Zamora, as Trustees of the Gaviota Trust dated December 12, 2025 all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described to-wit:

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Kemper Heights, Section One of record in Plat Book 2331, Page 65 and 66, in the Register's Office Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ma Gabriela Arteaga Zamora and Alberto Escobar Constantino, wife and husband, from Steven Larry Smith and wife, Lori D. Smith, by Warranty Deed, dated October 9, 2019, recorded on October 14, 2019, Document No. 20191014-0105088, Register's Office for Davidson County, Tennessee.

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

Property Address: 1026 Westchester Drive, Madison, Tennessee 37115

Witness my hand this 12th day of December, 2025.

Ma Gabriela Arteaga Zamora, Grantor

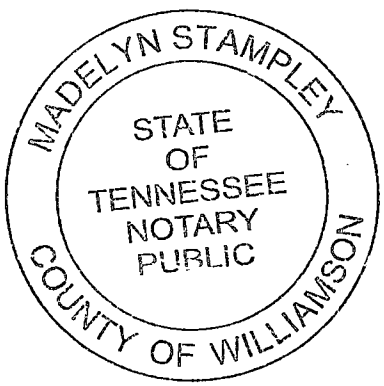
Alberto Escobar Constantino, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Alberto Escobar Constantino and Ma Gabriela Arteaga Zamora, as Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, December 12, 2025.

[Seal]



Madelyn Stampley, Notary Public
My commission expires: October 7, 2029