Karen Johnson Davidson County
Batch# 1367942 DEEDQC
01/09/2026 12:41:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260109-0002217

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.

Hernan Santos, Trustee of the Santos Family 2006 Trust

TO:

Hernan T. Santos and Yuko F. Santos, Trustees of HY SANTOS TRUST, dated July 22, 2025

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY executed this 30th day of December, 2025, by **Hernan Santos, Trustee of the Santos Family 2006 Trust** ("Grantor"), to **Hernan T. Santos and Yuko F. Santos, Trustees of HY SANTOS TRUST, dated July 22, 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 Grantor does hereby quitclaim and convey unto Grantees, **all of Grantor's right, title, and one-third undivided interest** in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 205 on the Plan of Riverstone Condominiums, Phase One, as of record in Plat Book 6200, Page 466, amended in Plat Book 6900, Page 317, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

BEING **the Grantor's one-third undivided interest** in the same property conveyed to Hernan Santos, Trustee of the Santos Family 2006 Trust, by a certain Order Granting Probate of Will as Muniment of Title Only, signed by Judith Lojek, Probate Special Master, on December 11, 2025, and recorded on December 19, 2025, in Instrument No. 20251219-0100846, in the Register's Office for Davidson County, Tennessee. The Last Will and Testament of Julia W. Santos was recorded along with said instrument on December 19, 2025, in Instrument No. 20251219-0100847, in said Register's Office.

FURTHER being the same one-third undivided interest in the same property conveyed to Julia White Santos, a married woman, a one-third undivided interest, by Quitclaim Deed from Phillip R. White, unmarried, dated May 31, 2013, and recorded on June 28, 2013, in Instrument No. 20130628-0066432, in the Register's Office for Davidson County, Tennessee.

FURTHER being a portion of the same property conveyed to Phillip R. White by Warranty Deed from Lisa M. Cohn, married, dated March 21, 2006, and recorded on March 24, 2006, in Instrument No. 20060324-0033752, in the Register's Office for Davidson County, Tennessee.

***** ONCE THIS INSTRUMENT IS RECORDED, VESTING FOR THIS PROPERTY SHOULD BE: HERNAN T. SANTOS AND YUKO F. SANTOS, TRUSTEES OF HY SANTOS TRUST, DATED JULY 22, 2025, AND ANY AMENDMENTS THERETO, AS TO A TWO-THIRDS UNDIVIDED INTEREST, AND PAUL A. WHITE AND TRACY WHITE, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE PAUL AND TRACY WHITE LIVING TRUST DATED SEPTEMBER 20, 2022, AND ANY AMENDMENTS THERETO, AS TO A ONE-THIRD INTEREST. *****

This legal description was taken from 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 real property known as: **205 Riverstone Court, Nashville, TN 37214.**

This property is not and has never been a marital residence of the Grantor.

[signatures appear on following page]

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

Hernan Santos,
Trustee of the Santos Family 2006 Trust
Grantor

STATE OF CALIFORNIA)
)
COUNTY OF San Diego)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Hernan Santos**, as Trustee and in his capacity as Trustee of the Santos Family 2006 Trust, 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 30 day of December, 20 25.

Certificate Attached for California Notary Wording

Notary Public

My Commission Expires: Aug, 22, 2025

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	**Person/Entity Responsible for Payment of Property Taxes**	**Property Address and Parcel ID**
Hernan T. Santos and Yuko F. Santos, Trustees 1308 E. Vaquero Ct. Chula Vista, CA 91910	Same/Owner	205 Riverstone Court Nashville, TN 37214 085140A20500CO

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On December, 30, 2025 before me, Obed Nathanael Davila Morales (notary p)
(insert name and title of the officer)

personally appeared Hernan Torres Santos,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

OBED NATHANAEL
DAVILA-MORALES
Notary Public – California
San Diego County
Commission # 2460440
My Comm. Expires Aug 22, 2027

Tennessee Certification of Electronic Document

I, Thomas W. Steelman, 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 12/30/2025 (date of document).

Affiant Signature

1-6-26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6th day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9/16/2029

NOTARY'S SEAL

