Karen Johnson Davidson County
Batch# 1375837 DEEDQC
02/04/2026 02:28:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260204-0007934

Prepared By
Name: Estate House Law, PLLC
Address: 1831 12th Ave S. #399
Nashville
State: TN Zip Code: 37203

After Recording, Mail Document To
Owner/Responsible Taxpayer

Name: Andrew Apodaca and Elizabeth Zechmeister
Address: 802A Montrose Ave
Nashville
State: TN Zip Code: 37204

Map and Parcel ID #: 118-01-2B-001 00-CO

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($10.00) in hand paid to a Andrew (aka Andy) Apodaca and Elizabeth Zechmeister, a married couple, (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Andrew M. Apodaca and Elizabeth J. Zechmeister, Trustees of the Apodaca Zechmeister Family Trust dated January 21, 2026, and any amendments thereto, (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Legal Description Insert:

SEE EXHIBIT A

EXHIBIT A

Land in Davidson County, Tennessee, being Unit A of 802 Montrose Avenue Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Instrument No. 20141028-0099316, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20141028-0099316, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 802 Montrose Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "C" to said Declaration appearing in Instrument No. 20141028-0099316, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Sarah Alyson Brown, unmarried by Warranty Deed from Ricky Ray Varnell and Shelly Ann Varnell, husband and wife of record in Instrument No. 20210518-0066936 Register's Office for Davidson County, Tennessee, dated May 14, 2021 and recorded on May 18, 2021.

This is property more commonly known as 802A Montrose Avenue, Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

Being same property conveyed in Instrument 20251006-0079468

Grantor's Signature

Grantor's Signature

Andrew Apodaca

Grantor's Name

Elizabeth Zechmeister

Grantor's Name

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrew Apodaca and Elizabeth Zechmeister whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily on the day the same bears date.

Given under my hand this 21st day of January, 2026

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public

My Commission Expires: 11/8/27

I/We 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

Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 21st day of January, 2026

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public

My Commission Expires: 11/8/27

Tennessee Certification of Electronic Document

I, Katherine Stauffer, 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 1/21/26 (date of document).

Affiant Signature

1/21/26
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 21 day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-9-27

NOTARY'S SEAL

