Prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

| | | |
|---|---|---|
| ADDRESS NEW OWNER: | Miriam Pineda Aguilar, Trustee<br>873 Oakwood Terrace Drive<br>Antioch, TN 37013 | |
| SEND TAX BILLS TO: | NEW OWNER | Karen Johnson Davidson County<br>Batch# 1387154 DEEDQC<br>03/02/2026 02:38:30 PM 3 pgs<br>Fees: $17.00 Taxes: $0.00<br>20260302-0016259 |
| MAP-PARCEL NOS. | 148 08 0 083.00 | |

Prepared by: Mary Kathryn Charlton, Atty.
Cindy S. Smith, P.C.
Post Office Box 292004
Nashville, TN 37229

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, **Miriam Pineda Aguilar and Oscar Aguilar, wife and husband** (herein "Grantors"), for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by one of the Grantors hereby conveys, remises, releases and quitclaims all of the Grantors' right, unto **Miriam Pineda Aguilar, Trustee of the "Miriam Pineda Aguilar Living Trust," dated February 27, 2026**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns, title and interest in the following described tract or parcel of land in **Davidson County, Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Section One Oakwood Terrace of record in Book 4460, page 54 & 55, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Miriam Pineda Aguilar and Oscar Aguilar, wife and husband, from Amone Sourinhavong, unmarried, by Warranty Deed recorded on June 14, 2011, and of record in Instrument No. 20110614-0045330, Register's Office for Davidson County, Tennessee.

This improved property is commonly known as 873 Oakwood Terrace Drive, Antioch, TN 37013.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 27th day of February 2026.

Miram Pineda Aguilar

Oscar Aguilar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named Miriam Pineda Aguilar and Oscar Aguilar, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal at office, this 27th day of February 2026.

NOTARY PUBLIC
COMMISSION EXPIRATION:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2026

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $zero.

Affiant

Subscribed and sworn to before me this 27th day of February 2026.

Notary Public

My Commission Expires

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2026

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith (print name), 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 February 27. 2026 (date of document).

Signature of above

2/27/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of February, 2026.

Notary

MY COMMISSION EXPIRES:

KIMBERLY J. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026