Karen Johnson Davidson County
Batch# 1392709 DEEDQC
03/13/2026 03:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260313-0020270

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rafael A. Calderon and Karla D. Calderon, Co-Trustees 6244 Hillsboro Pike Nashville, TN 37215	Rafael A. Calderon and Karla D. Calderon, Co-Trustees 6244 Hillsboro Pike Nashville, TN 37215	158 00 0 063.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, RAFAEL A. CALDERON and KARLA D. CALDERON (the "Grantor"), hereby quitclaim and convey to RAFAEL A. CALDERON and KARLA D. CALDERON, CO-TRUSTEES OF THE CALDERON COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

Being Lot 1 on the Final Plat of Lot 1 Calderon Subdivision of record as Instrument #20190528-0050294, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by deed of record in Instrument #20180822-0083214, Register's Office for Davidson County, Tennessee.

Being property known as 6244 Hillsboro Pike, Nashville, Tennessee.

[The remainder of this page is intentionally left blank. See signature page to follow.]



IN WITNESS WHEREOF, the Grantor has executed this instrument on this 4 day of March, 2026.

RAFAEL A. CALDERON

KARLA D. CALDERON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Rafael A. Calderon and Karla D. Calderon, 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, as of this 4 day of March, 2026.

Notary Public
My Commission Expires: 3-6-2029

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 4 day of March, 2026.

Notary Public
My Commission Expires: 3-6-2029

KEEGAN FORNOFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2029

46933911.1

Tennessee Certification of Electronic Document

I, Lucretia Albert, 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 03-04-2026 (date of document).

Lucretia Albert
Affiant Signature

03/05/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 05 day of March, 2026.

Emerald S. Burns
Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

