Karen Johnson Davidson County
Batch# 1415300 DEEDQC
05/04/2026 12:09:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260504-0039563

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

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

Notary Public

My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD., SUITE 200
GALLATIN, TN 37066

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number(s)
Rick Tzompa Chimal	**NEW OWNER**	**136100B03000CO**
2856 Lake Forest Dr.		
Nashville, TN 37217		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Rosa Chimal and Julio C. Tzompa Hernandez** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Rick Tzompa Chimal,** herein called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee,** to-wit:

Land in Davidson County, Tennessee, being Lot No. 49, Unit 49, Condominiums Site Plan Lots 15-20, 41-56, Section Four, Priest Lake Forest, of record in Book 5200, page 574, amending Book 5200, page 573, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Rosa Chimal and Julio C. Tzompa Hernandez by Warranty Deed from Amanda Dean, Trustee of the 2856 Lake Forest Drive Trust dated March 31, 2014, of record in Instrument No. 20140410-0030129, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2856 Lake Forest Drive, Nashville, TN 37217.

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WITNESS my/our hands this 30th day of April, 2026.

Rosa Chimal
Rosa Chimal

Julio Cesar Tzompa Hernandez
Julio C. Tzompa Hernandez

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rosa Chimal and Julio C. Tzompa Hernandez,** 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 and seal at office on this, the 30th day of April, 2026.

My commission expires: 5-8-2028

Emily Montgomery
NOTARY PUBLIC

EMILY MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

Certificate of Authenticity

I, Kristen Traini, 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 4-30-2026.

Date

Affiant Signature

4-30-2026

Date

State of TN

County of SUMNER

Sworn to and subscribed before me this 30th day of April, 20 26

Notary's Signature

My Commission Expires: 9-19-2028

Notary's Seal (if on paper)

