Karen Johnson Davidson County Batch # 1418005 DEEDQC 05/08/2026 12:12:47 PM 2 pgs Fees: $12.00 Taxes: $0.00 20260508-0041675	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF May 2026. Notary Public MY COMMISSION EXPIRES: 1/22/2030 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE STEVEN PETER HERNANDEZ REVOCABLE LIVING TRUST	**SAME**	**142-00-0-101.00**
(NAME) **922 Silkwood Circle**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Steven Hernandez,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Steven Peter Hernandez, Trustee of THE STEVEN PETER HERNANDEZ REVOCABLE LIVING TRUST, dtd 05/07/2026,** established by **The Trust Agreement of THE STEVEN PETER HERNANDEZ REVOCABLE LIVING TRUST, dtd 05/07/2026**, as amended from time to time, and to his 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, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 7, as shown on the map entitled Sawyer Brown Office Park, of record in Plat Book 6900, page 901, corrected by Surveyor's Certificate of Correction of record in Book 7860, page 24 and revised in Plat Book 7900, page 131, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SAWYER BROWN OFFICE CONDOS, LLC, a Tennessee limited liability company, by deed from RAYMOND ZIMMERMAN, TRUSTEE, of record in Book 9574, Page 587, Register's Office for Davidson County, Tennessee. SAWYER BROWN OFFICE CONDOS, LLC is now SAWYER BROWN OFFICE CONDOS, G.P., a Tennessee general partnership pursuant to the filing of a Certificate of Merger with the Tennessee Secretary of State and recorded as Instrument Number 200001030000318, said Register's Office.

Further being the same property conveyed to Steven Hernandez, from SAWYER BROWN OFFICE CONDOS, G.P., a Tennessee general partnership, by Special Warranty Deed dated February 8, 2016, of record in Instrument No. 20160210-0012983, Register's Office for Davidson County, Tennessee.

The said Steven Hernandez and Steven Peter Hernandez are one in the same person for purposes of this transaction.

THE conveyance of the above-described parcel of land is subject to the following:

- *General or special taxes and assessments required to be paid in the year 2016 and subsequent years, a lien not yet due and payable.*

- *Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7860, page 964, as supplemented and amended of record as Instrument No. 20040528-0062845, said Register's Office.*

- *Matters shown on the Plan of record in Plat Book 6900, page 901, corrected by Surveyor's Certificate of Correction in Book 7860, page 24 and revised in Plat Book 7900, page 131, said Register's Office; as affected by Agreement dated November 30, 2015, of record as Instrument No. 20151204-0122631, and corrected by Scrivener's Affidavit of record in Instrument No. 20151208-0123568, said Register's Office.*

- *Agreement and Release of record in Book 10569, page 588 and Book 11438, page 868, said Register's Office.*

- *Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20141204-0111271, said Register's Office.*

- *All matters shown on the plat of survey by Thomas D.R. Edmonds, Tenn. RLS No. 2542, with James & Associates, Inc., dated June 3, 2015, Job No. 1739-01.*

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **8134 Sawyer Brown Road, Nashville, TN 37221.**

Witness my hands, this the 7th day of May, 2026.

Steven 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 **Steven Hernandez,** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 7th day of May, **2026.**

My Commission Expires: 1/22/2030

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Notary Public