Karen Johnson
Batch # 1418005
05/08/2026 12:12:47 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260508-0041676

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 7th DAY OF May 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2030 (AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 01-22-2030

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**	**156-05-0A-016-00CO**
(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, an unmarried man,** 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 Unit No. 16 on the Plan of Harpeth Village PUD, Section 2, Phase 2, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Harpeth Village, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20090121-0005246, and further described in the Addendum to Declaration of Covenants, Conditions and Restrictions for Harpeth Village P.U.D. of record in Instrument No. 20090123-0006190, amended in Instrument No. 20161006-0105961, Instrument No. 20180214-0014615, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Harpeth Village, shown on Exhibit "A" to the Declaration of Covenants, of record in Instrument No. 20090121-0005246, amended in Instrument No. 20180214-0014615 and Addendum to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20090123-0006190, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Denise Leyes and Timothy J. Leyes, Sr., wife and husband, by Warranty Deed dated June 02, 2020, from Henry Mogan and Alice C. Mogan, married persons, of record in Instrument No. 20200603-0057008, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Steven Hernandez, an unmarried man, from Denise Leyes and Timothy J. Leyes, Sr., wife and husband, by Warranty Deed dated April 22, 2026, of record in Instrument No. 20260424-0034900, 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:

- *The Plan of record as set out on Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions shown in Instrument No. 20090121-0005246, amended in Instrument No. 20180214-0014615 and Addendum of record in Instrument No. 20090123-0006190, said Register's Office, shows an Owner's Certificate, and is subject to ail matters as set forth therein.*

- *Subject to all matters shown on Plats of record in Instrument No. 20051227-0153838 and Instrument No. 20080618- 0062694, in said Register's Office.*

- *Declaration of Covenants, Conditions and Restrictions of Harpeth Village, a Planned Unit Development, of record in Instrument No. 20090121-0005246, amended in Instrument No. 20161006-0105961, Instrument No. 20180214-0014615, and Addendum of record in Instrument No. 20090123-0006190, in said Register's Office.*

- *By-Laws of Harpeth Village Homeowners1 Association, Inc., of record in Instrument No. 20090121-0005247 and amended in Instrument No. 20161006-0105962, in said Register's Office.*
- *Declaration of Restrictions, Covenants and Conditions and Grant of Easements of Harpeth Village, of record in Instrument No. 20060823-0104009 and Instrument No. 20070507-0054445, in said Register's Office.*

- *Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument No. 20070829-0103726, in said Register's Office.*

- *Grant of Easement of Comcast Nashville I, LLC, of record in Instrument No. 20081107-0110815, in said Register's Office.*

- *Grant of Easement of record in Instrument No. 20100401-0024501, in said Register's Office.*

- *Subject to Storm Water Detention Agreement of record in Instrument No. 20051219-0151714, in said Register's Office.*

- *Easement and Restrictions as set out in Book 5653, page 679, said Register's Office.*

- *Easement for the flow of the waters of the Trace Creek and the rights of the public therein.*

- *Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes not yet due and payable.*

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **922 Silkwood Circle, 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

Notary Public

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