Karen Johnson Davidson County
Batch# 1419878 DEEDQC
05/13/2026 11:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260513-0043076

Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Ave. S., Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Celia Larson

TO:

Celia Larson, et vir

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY executed this 13th day of May, 2026, by **Celia Larson, a married woman** ("Grantor"), to **Celia Larson and Ernesto Espinoza, wife and husband** ("Grantees"),

WITNESSETH:

FOR AND IN CONSIDERATION of love and affection (no monetary consideration) and for the express purpose of creating a tenancy by the entirety in husband and wife, the undersigned Grantor does hereby quitclaim and convey unto Grantees, all of Grantor's right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 1 on the Plan of Re-Subdivision of Lot No. 5 on the Map of Joseph Knowles' Subdivision of Block "D" in C.D. Elliott's Plan, of record in Book 4350, page 78, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> BEGINNING at a point in the westerly margin of Knowles Avenue at the common corner of Lots 1 and 2; thence with the line between said lots westwardly 99.97 feet to a point; thence northwardly 120.0 feet to a point in the southerly margin of Bradford Avenue; thence with said margin eastwardly 80.2 feet to a point; thence around a curve 31.21 feet to a point in the westerly margin of Knowles Avenue; thence with said margin of 100.19 feet to the point of beginning.
>
> BEING the same property conveyed to George W. Pearce and wife, Celia Larson-Pearce (now known as Celia Larson), by Warranty Deed from Cathy A. Reas and husband, Gary L. Reas, dated September 30, 2010, and recorded on October 20, 2010, in Instrument No. 20101020-0083933, in the Register's Office for Davidson County, Tennessee. George W. Pearce passed away on July 30, 2024, leaving Celia Larson-Pearce (now known as Celia Larson) as the surviving tenant by the entirety and sole owner of the subject property. Celia Larson married Ernesto Espinoza in Davidson County, Tennessee, on October 29, 2025.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

This is improved property known as: **851 Bradford Avenue, Nashville, TN 37204**.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Celia Larson (formerly known as Celia Larson-Pearce)
Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Celia Larson**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 13th day of May, 2026.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 11.5.29

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX AS A CREATION OF A TENANCY BY THE ENTIRETY, PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(i).

Property Owner(s) Name and Mailing Address	Person/Entity Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
Celia Larson and Ernesto Espinoza 851 Bradford Avenue Nashville, TN 37204	Same/Owner	851 Bradford Avenue Nashville, TN 37204 105-14-0-172.00

Certificate of Authenticity

I, Ariel Joaquin, 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 May 13, 2026.

Ariel Joaquin
Affiant Signature

5.13.26
Date

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Sworn to and subscribed before me this
13th day of May, 2026.

Jennifer Wheeler
Notary's Signature
My Commission Expires: 11.5.29

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON