Karen Johnson Davidson County
Batch# 1429304 DEEDWARR
06/08/2026 10:04:30 AM 2 pgs
Fees: $13.00 Taxes: $3,030.30
20260608-0051283

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-9264-AP

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $819,000.00.

Affiant 6/4/2026

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

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires MAY 8 2028

Notary Public
My Commission Expires: 5/8/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eric Nathaniel Quintana Elissa Irene Quintana 1416 Station 4 Lane, Old Hickory, TN 37138	Pinnacle Bank 21 Platform Way S, Suite 2300 Nashville, TN 37203	064-05-0-099

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Trevor Eldred and Asenath Eldred, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Eric Nathaniel Quintana and Elissa Irene Quintana, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 70, CLEVELAND HALL, PHASE ONE, as shown on plat of record in Plat Book 11700, Page 51 corrected at Instrument No. 19991209-0301348, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Trevor Eldred and Asenath Eldred, Husband and Wife by Warranty Deed from Ahmad Wahidi, dated November 2, 2006, recorded November 14, 2006, of record in Instrument No. 20061114-0141477, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1416 Station 4 Lane, Nashville, TN 37138**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of June, 2026.

GRANTOR:

Trevor Eldred

Asenath Eldred

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Trevor Eldred and Asenath Eldred, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of June, 2026.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 1/22/30

Certificate of Authenticity

I, Anthony N. Greco, 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 the 4th day of June, 2026.

Anthony N. Greco, Affiant — Date 6/4/2026

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 6th day of June, 2026

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

202606080051283