Karen Johnson Davidson County
Batch# 1443153 DEEDQC
07/08/2026 08:56:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260708-0061386

Prepared by: Wessley S. Inscoe, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, 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.

**Ricardo Ceballos, Trustee of the Ricardo Ceballos Living Trust dated February 8, 2019**

**TO:**

**Ricardo Ceballos and Jacqueline Marie Ceballos, Trustees of the Ceballos Family Revocable Trust dated July 7, 2026**

# QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 7th day of July, 2026, by **Ricardo Ceballos, Trustee of the Ricardo Ceballos Living Trust dated February 8, 2019** ("Grantor"), to **Ricardo Ceballos and Jacqueline Marie Ceballos, Trustees of the Ceballos Family Revocable Trust dated July 7, 2026, and any amendments thereto** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title, and interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

**PARCEL 1**

**ADDRESS:** **3359 Harpeth Springs Drive, Nashville, TN 37221**
**PARCEL ID:** **141-06-0D-118.00**

LAND in Davidson County, Tennessee, being Unit No. 118, on the Plan of Riverbridge Community, a Planned Unit Development, of record in Plat Instrument No. 20030213-0019999, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Ricardo Ceballos, Trustee of the Ricardo Ceballos Living Trust dated February 8, 2019, by Quitclaim Deed from Ricardo Ceballos, dated February 8, 2019, and recorded on February 19, 2019, in Instrument No. 20190219-0015102, in the Register's Office for Davidson County, Tennessee.

**PARCEL 2**

**ADDRESS:** **3139 Harpeth Springs Drive, Nashville, TN 37221**
**PARCEL ID:** **141-06-0D-068.00**

LAND in Davidson County, Tennessee, being Unit 68, Horizontal Property Regime Private Element Plat, Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said unit.

BEING the same property conveyed to Ricardo Ceballos, Trustee of the Ricardo Ceballos Living Trust dated February 8, 2019, by Quitclaim Deed from Ricardo Ceballos, dated May 3, 2023, and recorded on May 11, 2023, in Instrument No. 20230511-0035046, in the Register's Office for Davidson County, Tennessee.

These legal descriptions were taken from the previous deeds 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.

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

**Ricardo Ceballos Living Trust dated February 8, 2019**

**Ricardo Ceballos**
**Trustee of the Ricardo Ceballos Living Trust dated February 8, 2019**
Grantor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Ricardo Ceballos**, in his capacity as Trustee of the Ricardo Ceballos Living Trust dated February 8, 2019, 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 7th day of July, 2026.




Notary Public

My Commission Expires: 11.5.2029

**THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).**

| **Property Owner(s) Name and Mailing Address** | **Person Responsible for Payment of Property Taxes** | **Property Address and Map/Parcel No.** |
|---|---|---|
| Ricardo Ceballos and<br>Jacqueline Marie Ceballos, Trustee<br>3419 Harpeth Springs Drive<br>Nashville, TN 37221 | Same/Owner | **PARCEL 1**<br><br>3359 Harpeth Springs Drive<br>Nashville, TN 37221<br><br>141-06-0D-118.00<br><br>**PARCEL 2**<br><br>3139 Harpeth Springs Drive<br>Nashville, TN 37221<br><br>141-06-0D-068.00 |

**Tennessee Certification of Electronic Document**

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 7.7.26 (date of document).

Ariel Joaquin
Affiant Signature

7.7.26
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 7th day of July, 2026

Jennifer Wheeler
Notary's Signature

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY'S SEAL

MY COMMISSION EXPIRES: 11.5.2029