Karen Johnson Davidson County
Batch# 1443153 DEEDQC
07/08/2026 08:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260708-0061387

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.

Jacqueline M. Ceballos

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 **Jacqueline M. Ceballos, a married woman** ("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 a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Unit No. 161 on the plan of Riverbridge Community, a Planned Unit Development of record in Instrument No. 20030213-0019999, in the Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> BEING the same property conveyed to Jacqueline M. Ceballos by Warranty Deed from Audra Pendergrass Parrish, dated March 15, 2012, and recorded on March 19, 2012, in Instrument No. 20120319-0023289, in the Register's Office for Davidson County, Tennessee.

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: **3419 Harpeth Springs Drive, Nashville, TN 37221**.

Ricardo Ceballos joins in the execution of this instrument to quitclaim and convey any right, title, and/or interest he may have in the subject property by virtue of his marriage to Jacqueline M. Ceballos.

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

Jacqueline M. Ceballos
Grantor

Ricardo Ceballos
Spouse of Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jacqueline M. Ceballos and Ricardo Ceballos**, 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.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 Jacqueline Marie Ceballos, Trustees 3419 Harpeth Springs Drive Nashville, TN 37221	Same/Owner	3419 Harpeth Springs Drive Nashville, TN 37221 141-06-0D-161.00

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