Karen Johnson Davidson County
Batch# 1451571 DEEDQC
07/24/2026 02:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260724-0067769

QUITCLAIM DEED

FROM: Celeste Miller

TO: Eric Hernandez

This instrument Was Prepared by:
Elizabeth Garrett
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
Eric Hernandez 636 A American Road Nashville, Tennessee 37209	New Owner	**090 11 0I 001.00**

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled **Eric Robert Hernandez vs. Celeste Miller a/k/a Celeste Hernandez, Docket No. 25D1589 for Fourth Circuit Court for Davidson County, Tennessee** and that there was no other consideration given for the transfer.

Affiant

Sworn to and subscribed before me, this the 24th day of July, 2026.

Notary Public

My Commission Expires: 7/2/2029

ELIZABETH A. GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Eric Robert Hernandez vs. Celeste Miller a/k/a Celeste Hernandez, Docket No. 25D1589 for Fourth Circuit Court for Davidson County, Tennessee**. Accordingly, **Celeste Miller a/k/a Celeste Hernandez** does hereby quitclaim unto the said **Eric Robert Hernandez**, his heirs, successors, and assigns, all of her right, title and interest in and to that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Unit No. A on the Plan of 636 American Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "D" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220713-0080692, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Eric Hernandez, a married man, by Warranty deed from 1029 4th Avenue Partners, LLC, a Tennessee limited liability company, dated April 19, 2024 and recorded April 23, 2024 in Instrument No. 20240423-0029350, Register's Office of Davidson County, Tennessee

Further being part of the same property conveyed to Eric Hernandez and Celeste Hernandez, husband and wife by QuitClaim Deed from Eric Hernandez, a married man dated May 6, 2024 and recorded on May 13, 2024 of record in Instrument No. 20240513-0034941, Register's Office for Davidson County, Tennessee.

This is improved property known as **636 A American Road, Nashville, Tennessee 37209**.

Witness my hand this 17th day of June, 2026.

Celeste Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kristen B. Amonette, a Notary Public of said County and State, Celeste Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of June, 2026.

Notary Public

My Commission Expires: March 20, 2028

KRISTEN B. AMONETTE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/20/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Katie Pitts, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and exact copy of the original document executed and authenticated according to law on 6/17/2026 (date of document).

Katie Pitts
Signature

7-24-26
Date

State of Tennessee)
)
County of Davidson)

Sworn to and subscribed before me this 24th day of July, 2026.

Elizabeth A. Garrett
Notary's Signature

ELIZABETH A. GARRETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/2/2029

Notary's Seal