Karen Johnson Davidson County
Batch# 1460000 DEEDQC
08/17/2026 01:09:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260817-0076478

THIS INSTRUMENT PREPARED BY:
Eric G. Evans, Esq.
Adams and Reese LLP
1600 West End Avenue, Suite 1400
Nashville, Tennessee 37203

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**TAX PARCEL ID:**
Oswaldo Medina and Jaqueline Onate 5201 Steeplechase Road Christiana, Tennessee 37037	Same	Map and Parcel 163 00 0 274.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **IVAN G. GONZALEZ**, a resident of Rutherford County (the "Grantor"), does hereby quitclaim unto **OSWALDO MEDINA**, a resident of Rutherford County, and **JAQUELINE ONATE,** a resident of Rutherford County (collectively, the "Grantee"), and Grantee's heirs and assigns, all of Grantor's right, title and interest in and to **a 10% interest** to a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[*signatures appear on the next page*]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the 17th day of July, 2026.

GRANTOR:

IVAN G. GONZALEZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and state, Ivan G. Gonzalez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the herein named Grantor, and is so authorized to execute this instrument.

Witness my hand, at office, this 17th day of July, 2026.

Notary Public
My Commission Expires: July 7, 2027

LISA PRESLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/07/2027
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $300,000.00.

AFFIANT

Subscribed and sworn to before me this
17th day of July, 2026.

NOTARY PUBLIC

My Commission Expires: 10-04-2027

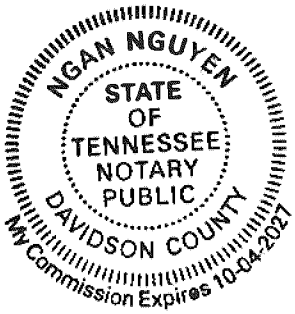


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 3, Resubdivision of Lot #1 and Reserved parcel "B", Section 7, Cloverleaf Estates, recorded in Book 7900, page 547 and revising Book 5200, page 528, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description of the property.

Being the same property conveyed to Raul Onate, as to a 40% interest, Jacqueline Onate, as to a 20% interest, Oswaldo O Moreno, as to a 10% interest, and Ivan Gonzales, as to a 10% interest, as Tenants in Common by Special Warranty Deed filed for record on December 15, 2000, in Instrument Number 20001218-0123652, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per plat of record in Book 7900, page 547 and revising Book 5200, page 528; Deed of Conveyance for water main of record in Book 5719, page 916; all matters including but not limited to restrictions set forth in Book 8994, page 874 and Book 8994, page 863; Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7316, page 62; Restrictions regarding access to I-24 on parents tract as set forth in Book 2857, page 53; all matters including but not limited to an encroachment of fence line on parent tract as set forth in Book 5520, page 140; all of the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to: (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) other matters of public record.

This is improved property known as: 5332 Cane Ridge Road, Antioch, TN 37013

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Fred Harwell, 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 August 11 2026.

Affiant Signature

Date August 11, 2026

State of TENNESSEE)
County of DAVIDSON)

Sworn and subscribed before me this 11th day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10-04-2027

NOTARY'S SEAL

NGAN NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027