This instrument prepared by:
Lesa H. Skoney (based upon information furnished by the parties)
Tune, Entrekin & White, P.C.
500 11th Ave N. Ste 600
Nashville, TN 37203

Karen Johnson Davidson County
Batch # 1468001 DEEDQC
09/03/2026 02:30:21 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260903-0082039

| NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL |
|---|---|---|
| Hugo Martinez Garcia, Trustee<br>Hugo Martinez Garcia 2026 Living Trust | SAME | 82-15-A-70 |
| 111 Woodcraft Ct. | | |
| Nashville, TN 37214 | | |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration, or value, whichever is greater for this transfer is zero (0)

AFFIANT

Subscribed and sworn to before me this 2nd day of September, 2026.

Candace Croom
NOTARY PUBLIC

CANDACE CROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-30-2027

MY COMMISSION EXPIRES: 1-30-2027

**QUITCLAIM DEED**

FOR AND IN CONSIDERATION OF the sum of Ten Dollars and No/100 ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, Hugo Martinez Garcia, Grantor, do hereby transfer and convey unto Hugo Martinez Garcia, as Trustee of the Hugo Martinez Garcia 2026 Living Trust under Agreement dated September 2, 2026, Grantee, all of my right, title and interest in and to certain property in Davidson County, Tennessee, described as follows:

Being Unit No. 404 as specified on the Plat shown in the Master Deed on the Plan of 5th and Main Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for 5th and Main Condominiums, of record in Instrument No. 20060630-0078751; amended in Instrument No. 20070104-0001656; amended in Instrument No. 20070424-0048607; amended in 20080411-0036927; amended in 20080512-0048553; amended in 20081120-0114262; amended in 20110921-0073283; amended in 20111129-0092827; amended in 20120409-0030284; amended in 20120820-0074741; amended in 20121017-0095419; amended in 20130911-0096032; amended in 20140804-0069914; amended in 20161222-0134731, Register's Office for Davison County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of 5th and Main Condominiums for placement of Units, as shown on Exhibit C to the Master Deed of record in Instrument No. 20060630-0078751; amended in Instrument No. 20070104-0001656; amended in 20070424-0048607; amended in 20080411-0036927; amended in 20080512-0048553; amended in 20081120-0114262; amended in 20110921-0073283; amended in 20111129-0092827; amended in 20120409-0030284; amended in 20120820-0074741; amended in 20121017-0095419; amended in 20130911-0096032; amended in 20140804-0069914; amended in 20161222-0134731, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of 5th and Main Condominiums, for placement of Units, as shown on Exhibit C to the Master Deed of record in Instrument No. 20060630-0078751; amended in 20070104-0001656; amended in 20070424-0048607; amended in 20080411-0036927; amended in 20080512-0048553; amended in 20081120-0114262; amended in 20110921-0073283; amended in 20120409-0030284; amended in 20120820-0074741; amended in 20121017-0095419; amended in 20130911-0096032; and amended in 20161222-0134731, said Register's Office for a more complete identification and description of such unit.

Together with parking space known as #171.

Being the same property conveyed to Hugo Martinez Garcia by Warranty Deed of David Highsmith, Trustee of the David Highsmith Revocable Living Trust dated, December 19, 2019, if record in Instrument No. 20210422-0053920, Register's Office of Davidson County, Tennessee.

This is improved property known as 2115 Yeaman Place, Unit 404, Nashville, Tennessee 37206.

In WITNESS WHEREOF, the undersigned has executed this instrument this 2nd day of September, 2026.

HUGO ~~MARTINEZ~~ GARCIA

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named HUGO MARTINEZ GARCIA the within named bargainor 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.

WITNESS my hand, at office, this 2nd day of September, 2026.

Candace Croom
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-30-2027.

CANDACE CROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-30-2027