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 # 1468003 DEEDQC
09/03/2026 02:33:08 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260903-0082041

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Hugo Martinez Garcia, Trustee Hugo Martinez Garcia 2026 Living Trust	SAME	136-10-0A-034.00
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

MY COMMISSION EXPIRES: 1-30-2027

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

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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit 13 on the Condominium Site Plan Lots 11-14, 57-62, Section Three of Priest Lake Forest, which plan is of record in Plat Book 5800, Page 263, Register's Office for Davidson County, Tennessee as established by Master Deed of record in Book 5931, Page 645, and amended in Book 6021, Page 102, Book 6123, Page 175, Book 6123, Page 176, Book 6124, Page 956, Book 6199, Page 270 and Instrument No. 20090602-0050792, Register's Office for Davidson County, Tennessee, and an undivided interest in Lot 13 on the above described plan and the general and limited common elements appurtenant to said unit and as set forth in Master Deed and Amendments thereto.

Being the same property conveyed to Hugo Martinez Garcia by Warranty Deed of Ruth A. Stewart and Michael Stewart of record in Instrument No. 20170808-0081303, Register's Office of Davidson County, Tennessee.

This is improved property known as 2839 Lake Forest Drive, Nashville, Tennessee 37217.

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.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-30-2027

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