QUITCLAIM DEED

Karen Johnson
Batch # 1487761
10/22/2026 02:36:50 PM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDQC
4 pgs

20261022-0096731

LB-QCD-26-KENMORE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF Oct, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners, PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bill J. Contreras and Amanda Contreras	**Same As New Owners**	
(NAME)	(NAME)	
1227 Kenmore Place		**07206033700; 07207032400; 07207008100; 07207008300; and 07207008400**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF COMBINING THE HEREINAFTER DESCRIBED PARCELS INTO A SINGLE TAXABLE PARCEL. THE GRANTOR AND GRANTEE INTEND THAT THE PARCELS DESCRIBED HEREIN BE MERGED INTO ONE PARCEL FOR TAX ASSESSMENT PURPOSES.

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BILL CONTRERAS (A/K/A BILL J. CONTRERAS) AND AMANDA CONTRERAS (A/K/A AMANDA HORBACH), HUSBAND AND WIFE,** ("Grantor") by these presents does herby convey, assign, and quitclaim to **BILL J. CONTRERAS AND AMANDA CONTRERAS, HUSBAND AND WIFE,** ("Grantee") their successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, fully described in **Exhibit A** hereto.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title and no representations regarding title have been made by the preparer, who does not accept liability for this instrument.

This is **unimproved** property known as: **0, 0, 1223, and 1229 Kenmore Place, Nashville, Tennessee 37216** and **improved** property known as: **1227 Kenmore Place, Nashville, Tennessee 37216.**

Witness my/our hand(s) this the 7TH day of October, 2026.

Bill Contreras
(A/K/A Bill J. Contreras)

Amanda Contreras
(A/K/A Amanda Horbach)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BILL CONTRERAS and AMANDA CONTRERAS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7 day of October, 2026.

Hope Marion
Notary Public
My Commission Expires: 9/3/2030
(SEAL)



EXHIBIT A
(Legal Descriptions)

Parcels 1, 2, and 3 (07206033700; 07207032400; and 07207008100)
Tract 1
BEING PARTS OF LOTS 84, 85 AND 86 ON THE PLAN OF KENMORE PLACE, OF RECORD IN BOOK 332, PAGES 32 AND 33, SAID REGISTER'S OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NORTHERLY MARGIN OF KENMORE PLACE; THENCE ALONG THE NORTHERLY MARGIN OF KENMORE PLACE N 86 DEG. 52' W, 80 FEET TO AN IRON PIN; THENCE N 3 DEG. E, 200 FEET TO AN IRON PIN; THENCE N 86 DEG. 52' W, 70 FEET TO AN IRON PIN; THENCE N 86 DEG. 12' W, 100 FEET TO AN CONCRETE MONUMENT; THENCE N 3 DEG. 12' E, 250 FEET TO AN IRON PIN; THENCE S 86 DEG. 12' E, 100 FEET TO AN IRON PIN; THENCE N 3 DEG. 12' E, 24.5 FEET TO AN IRON PIN; THENCE S 89 DEG. 49' E, 150.58 FEET TO AN IRON PIN; THENCE S 3 DEG. 12' W, 615.00 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BILL CONTRERAS AND AMANDA CONTRERAS, MARRIED, AS TENANTS IN ENTIRITY WITH RIGHTS OF SURVORSHIP, BY QUITCLAIM DEED FROM BILL CONTRERAS AND AMANDA CONTRERAS, MARRIED, OF RECORD IN INSTRUMENT NUMBER 20190306-0020680, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tract 2
BEING A TRACT OF LAND IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, SAID TRACT BEING A PORTION OF LOT 1 ON THE FINAL PLAT RE-SUBDIVISION OF PARTS OF LOT NOS. 84, 85, 86 & 87 ON THE PLAN OF KENMORE PLACE AS OF RECORD IN INSTRUMENT NO. 20200910-0103209, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD CAPPED ELLIOTT AT THE COMMON EASTERN CORNER OF LOT 1 & LOT 2 ON SAID FINAL PLAT, THENCE ALONG SAID COMMON LINE NORTH 82 DEGREES 23 MINUTES 42 SECONDS WEST, 78.00 FEET TO A 1/2" IRON ROD CAPPED ELLIOTT AT THE NORTHEASTERN CORNER OF SAID LOT 2; THENCE LEAVING SAID LOT 2 AND WITH A NEW LINE THROUGH SAID LOT 1 NORTH 07 DEGREES 20 MINUTES 01 SECONDS EAST, PASSING THROUGH A "20' WITNESS PIN" AT 253.65 FEET FOR A TOTAL DISTANCE OF 273.65 FEET TO A POINT ON THE SOUTHERN LINE OF THE MATTHEW PETTY PROPERTY AS OF RECORD IN DC-20080304 0021649, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE ALONG SAID PETTY'S SOUTH LINE SOUTH 83 DEGREES 42 MINUTES 14 SECONDS EASE, 78.01 FEET TO A POINT;

THENCE LEAVING SAID PETTY PROPERTY AND WITH THE COMMON LINE OF SAID LOT 1 AND THE BILL & AMANDA CONTRERAS PROPERTY AS OF RECORD IN QC-20170406 0033729, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SOUTH 07 DEGREES 20 MINUTES 01 SECONDS WEST, PASSING THROUGH A "20' WITNESS PIN" AT 20 FEET FOR A TOTAL DISTANCE OF 275.43 FEET TO THE POINT OF BEGINNING; SAID TRACT HEREIN DESCRIBED CONTAINING 21,414 SQUARE FEET OR 0.491 ACRES MORE OR LESS AND BEING ACCORDING TO A BOUNDARY SURVEY BY CLINT ELLIOTT SURVEY DATED 04-17-2020, JASON A. GARRETT TN RLS # 2861

BEING THE SAME PROPERTY CONVEYED TO BILL CONTRERAS AND AMANDA CONTRERAS, HUSBAND AND WIFE, BY WARRANTY DEED FROM SARAH BARRETT AND JASON BARRETT, WIFE AND HUSBAND, OF RECORD IN INSTRUMENT NUMBER 20210115-0006978, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Parcel 4 (07207008300)
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 68 FEET OF LOT NO. 87 ON THE PLAN OF KENMORE PLACE AS OF RECORD IN BOOK 332, PAGES 32 AND 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT 87 FRONTS 68 FEET ON THE NORTHERLY SIDE OF KENMORE PLACE (FORMERLY WARNER AVENUE) AND RUNS BACK 484.5 FEET MORE OR LESS 'ON THE WESTERLY LINE AND 485 FEET ON THE EASTERLY LINE TO A DEAD LINE ON WHICH IT MEASURES 68 FEET.

BEING THE SAME PROPERTY CONVEYED TO BILL J. CONTRERAS AND WIFE, AMANDA CONTRERAS A/K/A AMANDA HORBACH, BY QUITCLAIM DEED FROM BILL J. CONTRERAS AND CANDACE F. CONTRERAS, OF RECORD IN INSTRUMENT NUMBER 20170406-0033729, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Parcel 5 (07207008400)
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING WESTERLY 75 FEET OF LOT 88 ON THE PLAN OF KENMORE PLACE SUBDIVISION OF RECORD IN PLAT BOOK 332, PAGE (S) 32 AND 33, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID PART OF SAID LOT FRONTS 75 FEET ON THE NORTH SIDE OF KENMORE PLACE, FORMERLY WARNER AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 485 FEET ON THE WEST LINE AND 485.6 FEET, MORE OR LESS, ON THE EAST LINE OF A DEAD LINE IN THE REAR MEASURING 75 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO BILL CONTRERAS AND AMANDA CONTRERAS, HUSBAND AND WIFE, BY QUITCLAIM DEED FROM BILL CONTRERAS, MARRIED, OF RECORD IN INSTRUMENT NUMBER 20170620-0061888, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.