THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF SHANNON WALKER, PLLC
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Nashville, TN 37205
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Karen Johnson Davidson County
Batch# 697773 DEEDQC
08/16/2021 10:39:42 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210816-0110183

THIS CONVEYANCE IS EXEMPT FROM THE TRANSFER TAX UNDER
T.C.A. SECTION 67-4-409(a)(3)(F)

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Jose Fulgueiro Herrada, Trustee Marlen Santana Perez, Trustee 14162 W. Parsley Dr. Madeira Beach, Fl 33708	New Owner	148 16 0 102.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

MARLEN SANTANA PEREZ and husband, JOSE FULGEIRO HERRADA,

by these presents do hereby remise, release and quitclaim unto

JOSE FULGUEIRO HERRADA and MARLEN SANTANA PEREZ, as Trustees of the Fulgueiro Santana Revocable Trust, dated October 29, 2020

its successors and assigns, with full power to convey, sell, mortgage, lease or otherwise transfer or encumber without the joinder or consent of any beneficiary, all of his right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described in EXHIBIT "A" attached hereto.

This is improved property known as 4867 Goodwin Road, Antioch, TN 37013. The address was stated in error as 2396 Antioch Pike, Antioch, TN 37013 in the previous deed of record.

This instrument and the interest hereby released and quitclaimed are subject to the same limitations, restrictions and encumbrances as may affect the premises.

This description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be

implied. The preparer of this instrument makes no representation as to the status of the title of the property described and quitclaimed herein.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 31 day of July 2021.

MARLEN SANTANA PEREZ

STATE OF FLORIDA)
COUNTY OF Hillsborough)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, MARLEN SANTANA PEREZ, the within named bargainor, 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 purpose therein contained.

WITNESS my hand, at office, this 31 day of July 2021.

Notary Public

YAHIMA Y. HERNANDEZ
Notary Public - State of Florida
Commission # HH [illegible]3767
My Comm. Expires Jul 7, 2025
Bonded through National Notary Assn.

My Commission Expires: _____

JOSE FULGUEIRO HERRADA

STATE OF FLORIDA)
COUNTY OF Hillsborough)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JOSE FULGUEIRO HERRADA, 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 purpose therein contained.

WITNESS my hand, at office, this 31 day of July 2021.

Notary Public

YAHIMA Y. HERNANDEZ
Notary Public - State of Florida
Commission # HH 113767
My Comm. Expires Jul 7, 2025
Bonded through National Notary Assn.

My Commission Expires: _____

Exhibit A
(to Quitclaim Deed)

Legal Description

Land in Davidson County, Tennessee described as follows:

Commencing at a point in the northerly R.O.W. margin of Antioch Pike and the easterly margin of an 18 foot alley; thence N 16 degrees 25' E 160.3 feet to the point of the beginning; thence N 16 degrees 25' E 96.46 feet to a point; thence N 49 degrees 30' E 120.87 feet to a point; thence S 37 degrees 10' E 80.87 feet; thence S 47 degrees 00' 52" W 50.25 feet to a point; thence S 9 degrees 17' 23" W 122.16 feet to a point; thence N 69 degrees 37' 26" W 111.01 feet to the point of beginning.

Subject to and including a 14 foot ingress and egress easement described as follows:

Commencing at a point in the southeasterly corner of the above described tract; thence along the northerly R.O.W. margin of Antioch Pike S 69 degrees 30' E 14.0 feet to a point; thence leaving said R.O.W. of Antioch Pike N 22 degrees 49' 11" E 174.03 feet to a point; thence N 69 degrees 37' 26" W 126.57 feet to a point on the southeasterly margin of an 18 foot alley; thence with said margin S 16 degrees 25' E 14.0 feet to a point; thence leaving said 18 foot alley S 69 degrees 37' 26" E 111.01 feet to a point; thence S 22 degrees 49' 11" W 160.0 feet to appoint on the northerly R.O.W. margin of Antioch Pike; thence along said R.O.W. margin of Antioch Pike S 69 degrees 30' E 14.0 feet to the point of beginning.

Being the same property conveyed by Warranty Deed from FRANK D. STANLEY and wife, LINDA G. STANLEY, to MARLEN SANTANA PEREZ and husband, JOSE FULGEIRO HERRADA, dated June 13, 2007, of record in Instrument No. 20070619-0073009, Register's Office for Davidson County, Tennessee.

The above description is the same as used in the previous deed of record.