Karen Johnson Davidson County
Batch# 1000423 DEEDQC
05/08/2023 09:11:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230508-0033828

AFTER RECORDING RETURN TO:
SLINK REFI
3220 El Camino Real
Irvine, CA 92602
File No. 30192623

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 108-08-0-302-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS DEED made and entered into on this 1st day of May, 2023, by and between **July F. Peguero A/K/A July Peguero** now married and joined in execution by her spouse, **Elvin Encarnacion,** residing at 9051 Brixworth Court, Old Hickory, TN 37138, hereinafter referred to as Grantor(s) and **July F. Peguero, Trustee of the July F. Peguero Revocable Trust, dated March 15, 2023,** residing at 9051 Brixworth Court, Old Hickory, TN 37138, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 3201 Trails End Lane, Nashville, TN 37214

Being the same property conveyed to the Grantor(s) in a Deed recorded on 07/28/2020 under Instrument Number: 20200728-0082466 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

July Peguero
July F. Peguero A/K/A July Peguero

Elvin Encarnacion
Elvin Encarnacion

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **July F. Peguero** and **Elvin Encarnacion** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, this 1st day of May, 2023.

Vanessa Cortner
Notary Public

My Commission expires: 05-07-2024

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE.

THE FOLLOWING DESCRIBED PROPERTY: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3-B ON THE ZONE LOT DIVISION OF LOTS 1 AND 3 TRAILWOOD SUBDIVISION, SECTION ONE, AS OF RECORD IN PLAT BOOK 5210, PAGE 351, AS AMENDED IN PLAT BOOK 6250, PAGE 208, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PARCEL CONVEYED TO MACIEJ W. JACZYNSKI AND JULY F. JACZYNSKI FROM PARESH M. KAPADIA AND DHARMISTHA P. KAPADIA, BY VIRTUE OF A DEED DATED 9/13/2018, RECORDED 9/17/2018, AS INSTRUMENT NO. 20180917-0091916 COUNTY OF DAVIDSON, STATE OF TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JULY PEGUERO, FROM MACIEJ W. JACZYNSKI AND JULY F. JACZYNSKI N/K/A JULY PEGUERO, DATED 07/10/2020, RECORDED 07/28/2020, DEED INSTRUMENT NO. 20200728-0082466, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Parcel ID Number: 108-08-0-302-00

Property commonly known as: 3201 Trails End Lane, Nashville, TN 37214

Tennessee Certification of Electronic Document

I, Amy Cox, 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 5/1/2023 (date of document).

Affiant Signature

05/05/2023
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 05 day of MAY, 2023.

Notary's Signature

MY COMMISSION EXPIRES 2/4/2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Allegheny County
My commission expires May 4, 2026
Commission number 1223847
Member, Pennsylvania Association of Notaries