Karen Johnson Davidson County
Batch# 1017583 DEEDQC
06/22/2023 08:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230622-0047205

THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110 Brentwood, TN 37027; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Awilda Milagros Perez, Trustee of The Awilda Milagros Perez Revocable Living Trust dated June 15, 2023	-Same-	142 06 0 081.00
7416 Birkdale Place		
Nashville, TN 37221		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance, I, **AWILDA PEREZ**, do hereby convey to **AWILDA MILAGROS PEREZ, TRUSTEE OF THE AWILDA MILAGROS PEREZ REVOCABLE LIVING TRUST DATED JUNE 15, 2023**, all of my right, title and interest in a certain tract or parcel of land located in of Davidson County, Tennessee, and being further described as follows, to wit:

> Being Lot No. 5 on the Plan of Birkdale Place, as of record in Plat Book 7900, Page 971, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Awilda Perez by Warranty Deed dated April 16, 2018, from Purusottam Jena and Tripti Bardhan Jena, Co-Executors of the Estate of Smriti Bardhan.
>
> This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> **This is improved property, known as 7416 Birkdale Place, Nashville, TN 37221.**
>
> Awilda Milagros Perez and Awilda Perez are one and the same person.

IN WITNESS WHEREOF, I have hereunto set my hand on this 15th day of June, 2023.

AWILDA PEREZ

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AWILDA PEREZ**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, Tennessee, on this 15th day of June, 2023.

Notary Public

My Commission Expires: _____

ELIZABETH RYDER SYKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me
this 15th day of June, 2023.

Notary Public

My Commission Expires: _____

ELIZABETH RYDER SYKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian or 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 June 15, 2023.

June 21, 2023
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of June, 2023.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

