Prepared By:
Ranel Galvez
829 Chandler Grove
Hermitage TN 37076

After Recording Return To:
121 Cherry Branch Ln.
Old Hickory, Tennessee 37138

MAP/Parcel: 054 15 0 009.00

Karen Johnson Davidson County
Batch# 1064855 DEEDQC
10/26/2023 09:54:59 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20231026-0083777

Mail Tax Statements To:

PJ Galvez Revocable Living Trust October 2023
121 Cherry Branch Ln.
Old Hickory, Tennessee 37138

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On October 26, 2023 THE GRANTOR(S),

- Julieta T. Galvez, a single person

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- PJ Galvez Revocable Living Trust October 2023, Julieta T. Galvez, Trustee, residing at 121 Cherry Branch Ln., Old Hickory, Davidson County, Tennessee 37138

the following described real estate, situated in Old Hickory, in the County of Davidson, State of Tennessee

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

A gift among family members where no money is exchanged.

Grantor Signatures:

DATED: October 26, 2023

POA

Julieta T. Galvez
121 Cherry Branch Ln.
Old Hickroy, Tennessee, 37138

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 26th day of October, 2023 before me personally appeared Julieta T. Galvez, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

BRENDAN HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Notary

Title (and Rank)

My commission expires 07/06/2026

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
, **Affiant**
Subscribed and sworn before me this the
26 **Day of** October, **20** 23.
Brandi Wells, **Deputy Register**

Affiant

Affiant's Name: _____

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

EXHIBIT "A"
LEGAL DESCRIPTION

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 300 on the plan of Brandywine Farms, Section 17, of record in book 4860, page 70, said register's Office.

SAID Lot No. 300 fronts 130.0 feet on the northerly side of Cherry Branch Lane and runs back 328.9 feet on the easterly line and 352.0 feet on the westerly line to a line in the rear which measures 132.0 feet.

Being the same property conveyed to Pedro L. Galvez and wife, Julieta T. Galvez, by Warranty Deed from Ray I. Mitchell and Betty M. Mitchell, dated 10-1-79 and recorded 10-5-79 in Book 5510, page 656, Register's Office for Davidson County, Tennessee.

M JTG

Pedro DeLeon Galvez is now deceased.