QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1079864 DEEDQC
12/07/2023 03:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231207-0094695

STATE OF TN
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF October, 2023.

NOTARY PUBLIC

My Commission expires:

REGINA V. SULLO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT PREPARED BY:

Bell Law, PLLC 112 30th Ave. N., Nashville, TN 37203
With information provided by the parties

NAME	ADDRESS
NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:
Briceno Perez Revocable Living Trust	SAME
316 Casita Drive	(ADDRESS)
LaVergne, Tennessee 37086	(CITY) (STATE) (ZIP)

MAP & PARCEL N
183 05 0A 151.00CO

ALL INFORMATION WAS PROVIDED BY THE PARTIES. NO TITLE EXAMINATION WAS CONDUCTED AND BELL LAW SETTLEMENT SERVICES, LLC DOES NOT WARRANT ANY OF THE INFORMATION PROVIDED ON THIS DEED.

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JOSE ANDRES BRICENO AGUERO AND LIS PEREZ ROA, HUSBAND AND WIFE

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

JOSE ANDRES BRICENO AGUERO AND LIS PEREZ ROA, AS CO-TRUSTEES OF THE BRICENO PEREZ REVOCABLE LIVING TRUST

hereinafter referred to as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

See Attached Exhibit "A"

This is unimproved property, known as: 5252 Catspaw Drive, Antioch, Tennessee 37013
(House Number) (Street) (City) (State) (Zip)

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 the 20th day of October, 2023.

Jose Andres Briceno Aguero

Lis Perez Roa

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF TN }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jose Andres Briceno Aguero and Lis Perez Roa**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25th day of OCTOBER, 2023.

My Commission expires:

Notary Public

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2025

EXHIBIT 'A'

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 88 ON THE PLAN OF REVISION ONE, PHASE TWO, SECTION FIVE, OCTOBER WOODS, OF RECORD IN BOOK 7900, PAGE 909 AND AMENDED IN BOOK 9700, PAGE 439, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOSE AGUERO BRICENO AND LIS PEREZ ROA, HUSBAND AND WIFE, BY WARRANTY DEED FROM KERI N. KELLY, FORMERLY KNOWN AS KERI N. FLOYD, A MARRIED WOMAN, RECORDED ON JULY 5, 2017, OF RECORD IN INSTRUMENT NO. 20170705-0067480, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 10/20/2023 (date of document).

Regina Sullo
Affiant Signature

December 7, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 7th day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

202312070094695