This Instrument Prepared from Information Furnished by the Parties by:
**Stevens Law, PLLC, 511 Enon Springs Road East, Smyrna, Tennessee 37167**

Map & Parcel No.: 15000015500

| SEND TAX BILLS TO: | NAME AND ADDRESS OF NEW OWNER: |
|---|---|
| NEW OWNER | The Flavio Goncalves Lima Revocable Living Trust<br>868 Preston Road<br>Antioch, TN 37013 |

Karen Johnson
Batch # 1083068
12/18/2023 11:45:16 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20231218-0097310

STATE OF TENNESSEE )
ss.:
COUNTY OF RUTHERFORD )

**QUITCLAIM DEED**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, I, the undersigned, **Flavio Goncalves Lima**, an unmarried man, hereby quitclaim unto the **Trustee of The Flavio Goncalves Lima Revocable Living Trust**, its heirs and assigns forever, all of my right, title and interest in and to that certain tract or parcel of real estate situated in Davidson County, State of Tennessee, and being further described as follows, to-wit:

Beginning at a point on the center of Anderson Road 127.12 feet east of the northeast corner of the Ida Lewis, et al, tract of land, being the northwest corner of the property conveyed to Hattie Mai Fergus by deed from Thomas Alton Moore and wife, of record in Book 1284, page 608, Register's Office of said County, and by quitclaim deed from Will Buchanan, of record in book 2965, page 287, said Register's Office; thence with the center of said Road, south 85 degrees 30 minutes east 183.48 feet and south 86 degrees 10 minutes east 16.52 feet; thence south 2 degrees 29 minutes west 440 feet to an iron pin; thence north 85 degrees 13 minutes west 200 feet to an iron pin; thence north 2 degrees 29 minutes east 440 feet to the beginning, containing 2.02 acres, more or less.

Being the same property conveyed to Flavio Goncalves Lima by quitclaim deed dated April 13, 2021 and appearing of record as Instrument No. 20210415-0050167, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: any restrictions, covenants, or easements of record; any zoning regulations of the appropriate governing body; and any other matters of record that a full title search might reveal.

This is improved property commonly known as 3175 Anderson Road, Antioch, TN 37013.

This deed was prepared without the benefit of a title search by Stevens Law, PLLC and was based on the prior deed in the chain of title. The preparer makes no guarantees or warranties about the title.

IN WITNESS WHEREOF, I have hereunto set my signature on this 14 day of December, 2023.

**FLAVIO GONCALVES LIMA**

STATE OF TENNESSEE )
ss.
COUNTY OF RUTHERFORD )

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named **Flavio Goncalves Lima**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing (QUITCLAIM DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at my office in Smyrna, Tennessee on this 14th day of December, 2023.

NOTARY PUBLIC

My Commission Expires: 01.19.2025

SUZANNE CORNWELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD

## AFFIDAVIT OF CONSIDERATION

I hereby swear or affirm that the actual consideration given for this transfer is -0- and that it is exempt from recordation tax under Tennessee Code Annotated § 67-4-409(a)(1)(C)(vi) in that the transfer is a conveyance to a self-settled revocable living trust.

AFFIANT

Sworn to and subscribed before me this 14th day of December, 2023.

NOTARY PUBLIC

My Commission expires: 01.19.2025

SUZANNE CORNWELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD