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

Map & Parcel No.: 17400016700

SEND TAX BILLS TO:	NAME AND ADDRESS OF NEW OWNER:
NEW OWNER	The Flavio Goncalves Lima Revocable Living Trust 868 Preston Road 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

20231218-0097311

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 G. 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 in the East margin of Preston Road being 1770 feet to South right of way of Old Franklin Road, then leaving margin of said road, S 77 deg. 45' 40" E 1050.68 feet to a point; thence S 8 deg. 30'20" W 234.60 feet to a point; thence N 80 deg. 32' 20" W 245.76 feet to a point; thence N 7 deg. 44' 20" E 34.60 feet to a point; thence N 75 deg. 30' 30" W 813.33 feet to a point; thence with the East margin of Preston Road N 8 deg. 04' 40" E 180 feet to the point of beginning, containing 5.00 acres, more or less, by survey of Howard George dated 4/20/85.

Being the same property conveyed to Flavio G. Lima by warranty deed dated January 9, 2015 and appearing of record as Instrument No. 20150113-0003436, 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 868 Preston 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 G. 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 G. 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 RUTHERFORD STATE OF TENNESSEE NOTARY PUBLIC