Karen Johnson Davidson County
Batch# 1083363 DEEDQC
12/18/2023 01:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231218-0097430

THIS INSTRUMENT PREPARED BY:
Matthew Mullins, atty.
Mullins Law, pllc
541 N. Mount Juliet Rd, Ste 2303C
Mount Juliet, TN 37122
(615) 701-6444

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration for this transfer is $--0.00--.

Sara Kathleen Murillo Angel, Grantor, Affiant

Subscribed and sworn to before me, this 18th day of December 2023.

Notary Public
My Commission Expires: February 9, 2025

MAXWELL MULLINS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/27/2026
WILSON COUNTY

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Sara Kathleen Murillo Angel and Guillermo A. Murillo Angel; Trustees of the MMK Living Trust 1401 Sprucedale Drive Antioch, TN 37013	SAME	175-06-0A-140.00CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Sara Kathleen Murillo Angel, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable trust established by the Grantor, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Sara Kathleen Murillo Angel and Guillermo A. Murillo Angel, Trustees of the MMK Living Trust, established by the Trust Agreement dated December 18, 2023**, as amended and restated from time

to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 18th day of December 2023.

Sara Kathleen Murillo Angel

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sara Kathleen Angel Murillo and Guillermo A. Murillo Angel, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of December 2023.

My Commission Expires: July 27, 2026

Notary Public

MAXWELL MULLINS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/27/2026
WILSON COUNTY

EXHIBIT A

Legal Description

BEING all of Lot No. 96 (Ninety-Six) on the plan of Final Plat, Phase I, Section II, The Preserve at Old Hickory, "Cluster Lot Subdivision", A Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20061031-0135248, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Sara K. Borbonio Lopez, a Married Woman, by Warranty Deed from Ole South Properties, a Tennessee Corporation, dated May 19, 2019, appearing of record in Instrument Number 20090519-0046148, of the Register's Office of Davidson County, Tennessee.

Sara K. Borbonio Lopez has since remarried and her new married name is Sara Kathleen Murillo Angel.

THIS conveyance is made subject to Declaration of Covenants, Restrictions and Conditions of record in Instrument Number 20060824-0104548, and in Instrument Number 20061208-0152023; Easement to Tennessee Telephone Company of record in Instrument Number 20061013-0127087; Easement to Colonial Pipeline of record in Book 4542, page 131, in Book 3616, page 453, in Book 3570, page 13, and in Book 3571, page 599; Easement to First Suburban Water District of record in Book 4453, page 154; Transmission Line Easements of record in Book 4425, page 582, and in Book 2346, page 378; Declaration of Taking to United States of America (TVA) of record in Book 11335, page 609, and in Instrument Number 20021017-0127752; Storm Water Detention Agreement of record in Instrument Number 20041103-0132562; Charter of Homeowner's Association of record in Instrument Number 20060824-0104548; Easement to TDS Telecom of record in Instrument Number 20061013-0127208; and to any and all matters shown on said Plat and Survey of record in Instrument Number 20060824-0104545; all of said Register's Office.

Certificate of Authenticity

I, Matthew Mullins, 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 12-18-23.

Date

Affiant Signature

12-18-23
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 18th day of December, 2023.

Notary's Signature

My Commission Expires: 7/27/2026

Date

Notary's Seal (if on paper)

MAXWELL MULLINS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/27/2026
WILSON COUNTY