This Instrument Prepared By and Returned To: The Law Office of Trent Linville, PLLC 725 Cool Springs Blvd, Ste. 600 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is $0. Affiant Sworn to and subscribed before me this 15th day of December, 2023. TRENT LINVILLE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY Notary Public My Commission Expires: 5-21-25 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

QUITCLAIM DEED

Karen Johnson
Batch # 1093009
01/23/2024 02:43:24 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240123-0004331

THIS INDENTURE, made this 15th day of December, 2023, among:

JESSICA PEREZ, A MARRIED WOMAN,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JESSICA LEE PEREZ, TRUSTEE OF THE MAYMAR TRUST DATED DECEMBER 15, 2023,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 181, on the Plan of Buena Vista Estates, Section 4, as of record in Book 4300, page 81, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jessica Perez, a married woman, by Warranty Deed from Frank Omiyale, married, dated December 15, 2017, and recorded December 20, 2017 at Reference No. 20171220-0129389, in said Register's Office for Davidson County, Tennessee.

This improved property is situated at 4100 Buenaview Court, Nashville, TN 37218.

THIS DEED has been prepared solely upon information furnished by **Jessica Perez.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Jessica Perez

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Jessica Perez,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of December, 2023

Notary Public
My Commission Expires: 5-21-25

TRENT LINVILLE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Owner Name & Property Address:

Jessica Lee Perez, Trustee
MaymaR Trust dated December 15, 2023,
4100 Buenaview Court
Nashville, TN 37218

Responsible Party For Taxes:

Jessica Lee Perez, Trustee
MaymaR Trust dated December 15, 2023,,
4100 Buenaview Court
Nashville, TN 37218

Tax Map and Parcel: 05905015500