THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 1102497 DEEDQC
02/20/2024 02:36:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240220-0011577

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
The Jose A. Paredes Revocable Trust and The Maria Del Carmen Tellarini Revocable Trust 1016 Carolyn Avenue Nashville, TN 37216	New owners	72-13-30.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jose Paredes and Maria Paredes, husband and wife**, by these presents do hereby quitclaim and convey unto, **The Jose A. Paredes Revocable Trust dated May 23, 2022, as to a 50% interest, and The Maria Del Carmen Tellarini Revocable Trust, dated May 23, 2022, as to a 50% interest**, their successors, representatives, and assigns, their rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Irvington, of record in Plat Book 843, Page 60, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jose Paredes and Maria Paredes, husband and wife by Warranty Deed from Andrew P. Middleton and Shannon L. Middleton, husband and wife, dated October 13, 2016 and recorded on October 17, 2016 in Instrument Number 20161017-0109666, Register's Office for Davidson County, Tennessee.

Being also known as 1016 Carolyn Avenue, Nashville, TN 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
20 day of FEBRUARY, 2024

Affiant

My commission expires: 7-7-25
(Affix Seal)

Notary Public

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 20th day of DECEMBER, 2023.

Jose Paredes

~~**Maria Paredes**~~

STATE OF REPUBLIC OF ARGENTINA)
~~CITY OF BUENOS AIRES)~~ SS
COUNTY OF EMBASSY OF THE UNITED)
STATES OF AMERICA)

Personally appeared before me, the undersigned, a ~~Notary Public in~~ and for the County and State, the within named **Jose Paredes** ~~**and Maria Paredes**~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20 day of December, 2023.

~~Notary Public~~ **Jessica Rodriguez**
VICECONSUL

My Commission Expires: INDEFINITE

Maria Paredes

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Maria Paredes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5 day of December, 2023.

Notary Public

My Commission Expires: Apr 7, 2027

SPAULDING PATRIC O MILLS III
COMM. # 2443491
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Apr. 7, 2027

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **December 20, 2023** (date of document).

Affiant Signature

February 20, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 20th day of February, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25