Karen Johnson Davidson County
Batch# 1110443 DEEDQC
03/13/2024 08:02:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240313-0017260

This Instrument Prepared By and Returned To: The Law Office of Trent Linville, PLLC 830 Crescent Centre Dr., Suite 320 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 7th day of March, 2024. Notary Public My Commission Expires: 5-24-25 TRENT LINVILLE STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).

QUITCLAIM DEED

THIS INDENTURE, made this 7th day of March, 2024, among:

JOHN MARSTON IV AND WIFE, TATIANA N. PEREDO,

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

AND

TATIANA NOGUEIRA PEREDO AND JOHN MARSTON, IV, TRUSTEES OF THE PEREDO MARSTON FAMILY TRUST DATED MARCH 7, 2024,

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 hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit A, as shown on the plan entitled Declaration Establishing A Horizontal Property Regime for 1300 Maxey Lane Townhomes, of record in Instrument No. 20180205-0011430, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Marston IV and Tatiana N. Peredo, by Warranty Deed from Caprice Palmer dated February 28th, 2019, and recorded April 16, 2019, at Reference No. 20190416-0034771, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 1300A Maxey Lane, Nashville, TN 37216.

THIS DEED has been prepared solely upon information furnished by **John Marston IV and Tatiana N. Peredo.** 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.

JOHN MARSTON IV

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **John Marston IV**, 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 7th day of March, 2024.

Notary Public
My Commission Expires: 5-21-25

TRENT LINVILLE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Tatiana N. Peredo
TATIANA N. PEREDO

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Tatiana N. Peredo**, 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 7th day of March, 2024.

T Linville
Notary Public
My Commission Expires: 5-21-25



Owner Name & Property Address:

Tatiana Nogueira Peredo and John Marston, IV,
Trustees
Peredo Marston Family Trust dated March 7, 2024
1300A Maxey Lane
Nashville, TN 37216

Responsible Party For Taxes:

Tatiana Nogueira Peredo and John Marston, IV,
Trustees
Peredo Marston Family Trust dated March 7, 2024
1300A Maxey Lane
Nashville, TN 37216

Tax Map and Parcel: 072-07-0H-001

Certificate of Authenticity

I, Trent Linville, 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 March 7th, 2024

Date

T L

Affiant Signature

03/07/24

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 7th day of March, 2024.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

