Karen Johnson Davidson County
Batch# 1123303 DEEDQC
04/16/2024 10:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240416-0027062

This Instrument Prepared By and Returned To:

Linville Estate Law
830 Crescent Centre Dr., Suite 320
Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this transfer is $0.

Affiant

DANIEL WIDBOOM
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY
My Commission Expires 10-26-2027

Sworn to and subscribed before me this 12th day of April, 2024.

Notary Public
My Commission Expires: 10-26-27

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 12th day of April, 2024, among:

JOHN MARSTON IV AND TATIANA NOGUEIRA PEREDO, AS HUSBAND AND WIFE,

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".

Being the southerly half of Lots 73 and 74 of Block "J" in the Subdivision of the Lindsley Home Place, as of record in Plan Book 2, Page 92, Chancery Court at Nashville.

Said parts of said Lots front 80.25 feet on the easterly side of South 15th Street and runs back between parallel lines, the southerly line running along the northerly margin of 12 foot alley 100 feet to the westerly line of Lot No. 75.

Being the same property conveyed to John Marston IV and Tatiana Nogueira Peredo, as husband and wife, by Warranty Deed from Caprice Palmer, unmarried, and Deborah Campbell, unmarried, as tenants by the entirety dated April 11, 2017, and recorded April 13, 2017, in Instrument No. 20170413-0036441, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 203 S 15th Street, Nashville, TN 37206.

THIS DEED has been prepared solely upon information furnished by **John Marston IV and Tatiana Nogueira 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 Marshall

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 12th day of April, 2024.

Notary Public
My Commission Expires: 10-26-27

DANIEL WIDBOOM
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY
My Commission Expires 10-26-2027

Tatiana Nogueira Peredo
TATIANA NOGUEIRA PEREDO

State of Tennessee
County of Marshall

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Tatiana Nogueira 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 12th day of April, 2024.

DANIEL WIDBOOM
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY
My Commission Expires 10-26-2027

Notary Public
My Commission Expires: 10-26-27

Owner Name & Property Address:

Tatiana Nogueira Peredo and John Marston, IV, Trustees
Peredo Marston Family Trust dated March 7, 2024
1297 Maxey Ln
Nashville, TN 37216

Responsible Party For Taxes:

Tatiana Nogueira Peredo and John Marston, IV, Trustees
Peredo Marston Family Trust dated March 7, 2024
1297 Maxey Ln
Nashville, TN 37216

Tax Map and Parcel: 083-13-0-392.00

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 4/12/24.

Date

T L

Affiant Signature

4/12/24

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 12th day of April, 2024.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY