Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Meridian Law. PLLC
5141 Virginia Way, Suite 320
Brentwood, TN 37027

Address New Owner(s)
Gregorio Flores & Maria Elena Guillen
Trustees of The Flores Living Trust
133 Antioch Pike, Nashville TN 37211

Send Tax Bills To:
Gregorio Flores & Maria Elena Guillen
Trustees of The Flores Living Trust
133 Antioch Pike, Nashville TN 37211

Karen Johnson
Batch # 1134756
05/15/2024 09:50:35 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240515-0035818

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Gregorio Flores, a married man**, residing at 133 Antioch Pike, Nashville TN 37211 (hereinafter "Grantor") hereby quitclaim and convey unto **Gregorio Flores and Maria Elena Guillen, as Trustees of The Flores Living Trust dated October 10, 2023, and any amendments thereto,** ("Grantees"), and their successors in interest and assigns, all of my right, title and interest in and to a certain improved tract or parcel of land located in **Davidson County, Tennessee** and described as follows:

Parcel Address: 3302 Mimosa Drive, Nashville, TN 37211

Map & Parcel: 133-03-0-111.00 (Davidson Co., TN)

Legal Description: See SCHEDULE A

Said interest in said property is conveyed together with all and singular the appurtenances thereto belonging or in anywise appertaining to said interest, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or in equity, for the use and benefit of said Grantees forever who shall administer, hold and distribute the said property interest according to the said Trust instrument, subject to such limitations, restrictions and encumbrances as may affect the property. The Trustees of the said Trust and their successors are hereby authorized to freely sell, lease, protect, conserve, encumber and dispose of this property interest without the consent from any beneficiary(s) of said Trust and without court approval.

Gregorio Flores owns an undivided one-half of the said property as a tenant in common with Angel Flores and, by this conveyance, he transfers his one-half interest and any accompanying rights under law in the said parcel to the said Trustees.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on **this** 9 **day of** JANUARY, 2024.

GREGORIO FLORES

STATE OF TENNESSEE
COUNTY OF Davidson

On **this** 9th **day of** January, **20**24, before me, the undersigned, personally appeared **GREGORIO FLORES** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Notary Public
My Commission Expires: 07/07/2025

TANISHA KIZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant: GREGORIO GLORES

Subscribed and sworn to before me, **this** 9th **day of** January, 2024.

Notary Public
My Commission Expires: 07/07/2025

TANISHA KIZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of DAVIDSON

SCHEDULE A

Legal Description

Being Lot No. 13 on the map of GLENCOE ACRES SUBDIVISION, SECTIONS I and II, of record in Book 1835, Page 137, Register's Office for Davidson County, Tennessee. Said Lot No. 13 fronts 107 feet on the easterly side of Mimosa Drive and runs back 137 feet on the north line and 214 feet on the south line to a dead line measuring 131.7 feet thereon.

This being the same property conveyed to Gregorio Flores, married, and Angel Flores, married, by Warranty Deed from Dan Steven York, married, which is dated September 11, 2020 and recorded as Instrument No. 20200924-0109669, in the Register's Office of Davidson County, Tennessee.