AFTER RECORDING RETURN TO:
MetLife Legal Plans Deeds
8940 Main Street, Suite 2
Clarence, NY 14031
File No. ARLES V. ARAUJO

This document prepared by:
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Karen Johnson Davidson County
Batch# 1141019 DEEDQC
05/30/2024 02:37:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240530-0040252

Map-Parcel No.: 172-14-0A-076.00-CO

QUITCLAIM DEED

THIS DEED made and entered into on this 24 day of MAY, 20 24, by and between **ARLES V. ARAUJO and MERCEDES R. ARAUJO, HUSBAND AND WIFE**, whose address is 1225 WEXFORD DOWNS LANE, NASHVILLE, TN 37211, hereinafter referred to as Grantor(s) and **ARLES V. ARAUJO and MERCEDES R. ARAUJO, as Trustees of the ARLES V. ARAUJO and MERCEDES R. ARAUJO Revocable Living Trust dated September 9, 2023**, whose address is 1225 WEXFORD DOWNS LANE, NASHVILLE, TN 37211, hereinafter referred to as Grantee(s).

WWITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in DAVIDSON County, TENNESSEE:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Section Two, Wexford Downs, R20 Residential Planned Unit Development of record in Plat Book 9700, Page 593 and 594, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property commonly known as: 1225 WEXFORD DOWNS LANE, NASHVILLE, TN 37211

Being the same property conveyed to the Grantor(s) in a Deed recorded on 03/28/2022 under Document Number: 20220328-0035100 in the Register\\'s Office for DAVIDSON County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Arles V. Araujo

ARLES V. ARAUJO

Mercedes Araujo

MERCEDES R. ARAUJO

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **ARLES V. ARAUJO and MERCEDES R. ARAUJO**, the within named Grantor, 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 seal, this the 24th day of MAY, 2024.

Notary Public
My Commission expires: 03/08/2028

DEEPAK BANSAL
State of Tennessee Notary Public
Expires March 08, 2028
DAVIDSON COUNTY, TENNESSEE

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: ERIN HASSEY - LEGAL REPRESENTATIVE

STATE OF NEW YORK
COUNTY OF ERIE

Sworn to and subscribed before me this 30TH day of MAY, 2024.

Notary Public
My Commission Expires: 6/6/2025

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2025

Name and address for person(s) responsible for taxes:
ARLES V. ARAUJO and MERCEDES R. ARAUJO, as Trustees of the ARLES V. ARAUJO and MERCEDES R. ARAUJO Revocable Living Trust dated September 9, 2023
1225 WEXFORD DOWNS LANE
NASHVILLE, TN 37211

Name and address of property owner:
ARLES V. ARAUJO and MERCEDES R. ARAUJO, as Trustees of the ARLES V. ARAUJO and MERCEDES R. ARAUJO Revocable Living Trust dated September 9, 2023
1225 WEXFORD DOWNS LANE
NASHVILLE, TN 37211

Tennessee Certification of Electronic Document

I, Frank P. Dec, 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 5/24/2024 (date of document).

Affiant Signature

5/30/2024
Date

State of New York

County of Erie

Sworn to and subscribed before me this 30 day of MAY, 2024

Notary's Signature

MY COMMISSION EXPIRES: 6/6/2025

NOTARY'S SEAL

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2025