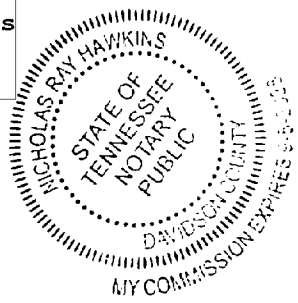
THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

Karen Johnson Davidson County
Batch# 1254585 DEEDQC
04/01/2025 08:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250401-0024326



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Pamela Berrios
Affiant

SUBSCRIBED AND SWORN to before me, this the 31st day of March, 2025.

Notary Public
My Commission Expires: 9/5/2028

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Quidnuk Living Trust **1815 Mahala Drive** **Hermitage, TN 37076**	**Quidnuk Living Trust** **1815 Mahala Drive** **Hermitage, TN 37076**	**075-05-0B-138.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Pamela Berrios and Ruben Berrios, wife and husband** ("Grantors"), by these presents does hereby Quitclaim and convey unto the **Quidnuk Living Trust dated March 31, 2025** ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 138, on the Plan of Chandler Reserve, Phase 1, as shown on plat of record in Instrument No. 202312110095510, Register's Office, Davidson County, State of Tennessee, to which plat reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Pamela Berrios and Ruben Berrios, wife and husband, by Special Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, of record at Instrument number 20240812-0060646, in the Register's Office for Davidson County, Tennessee, dated August 8, 2024.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **1815 Mahala Drive, Hermitage, Tennessee 37076.**

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 31st day of March, 2025.

GRANTORS:

Pamela Berrios

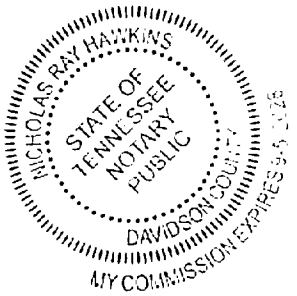
Ruben Berrios

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of March, 2025, before me personally appeared Pamela Berrios and Ruben Berrios to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 31st day of March, 2025.

Notary Public
My commission expires: 9/5/2028
(SEAL)



This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Emily Maloney, 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 31, 2025 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 31st day of March, 2025.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 31st day of March, 2025.

Notary Public
My commission expires: 9/5/2028

(SEAL)

NICHOLAS RAI HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-5-2028