This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, TN 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch# 1265771 DEEDQC
04/29/2025 02:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250429-0033057

New Owner:	Send Tax Bill:	Map/Parcel
Toshiko Barrero, Trustee of the Toshiko Barrero Revocable Living Trust dated September 21, 2023, and any amendments thereto 7108 Legacy Drive Antioch, TN 37013	Same as New Owner	182 06 0A 112.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

Toshiko Barrero
AFFIANT

Sworn to and subscribed before me this 21st day of Sept 2023.

Ryan Knight
Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **TOSHIKO BARRERO**, by these present do hereby quitclaim and convey unto **TOSHIKO BARRERO, TRUSTEE OF THE TOSHIKO BARRERO REVOCABLE LIVING TRUST DATED SEPTEMBER 21, 2023, AND ANY AMENDMENTS THERETO**, its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Old Hickory Hills, Section One, of record in Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Toshiko Barrero, a single woman by deed from Leandra Hernandez, a married woman, of record in Instrument No. 20220714-0081000, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 7108 Legacy Dr., Antioch, TN 37013.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS MY HAND this 21 day of Sept, 2023.

By: Toshiko Barrero
TOSHIKO BARRERO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Toshiko Barrero, with whom I am personally acquainted (or who provided by sufficient evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 21st day of Sept, 2023.

NOTARY PUBLIC
My Commission Expires: 3/19/2025

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

Certificate of Authenticity

I, Ryan Knight, 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 September 21, 2023.

Affiant Signature

4/28/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of April, 2025.

Notary's Signature

My Commission Expires: 01/05/2026
Date

Notary's Seal (if on paper)

L. BETH PEARCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 01/05/2026