This Document Prepared By:
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The Life and Legacy Law Center PLLC
1529 Hunt Club Blvd. #100
Gallatin, Tennessee 37066
(615) 257-1055

This transfer is exempt according
To T.C.A 67-4-409(a)(1)(c)(vi).
The Jaime Hernandez Trust
Dated April 29, 2025 is a revocable
living trust

After Recording, Return and
Mail Tax Statements To:
Jaime Peña, as Trustee
Mailing address
3920 Stewarts Ferry Pike, Mount Juliet, TN 37122

Karen Johnson Davidson County
Batch# 1266072 DEEDQC
04/30/2025 03:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250430-0033463

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, JAIME PENA, a single woman, the GRANTOR,

Whose mailing address is 3920 Stewarts Ferry Pike, Mount Juliet, Tn 37122;

hereby conveys her interest and quitclaim to

JAIME PENA, as Trustee of the HERNANDEZ FAMILY TRUST, U/A dated: April 29, 2025, the GRANTEE,

Whose mailing address is 3920 Stewarts Ferry Pike, Mount Juliet, TN 37122;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 25 on the plan of Windhaven Shores, Section 1 of record in Instrument No. 20030219-0021779, Register's Office for said county, to which reference is made for a more complete description.

BEING THE SAME PREMISES conveyed to Grantors by: Quitclaim Deed from Christian Pena-Cordoba, unmarried, dated July 22, 2022, recorded on July 27, 2022, of record Instrument Number 20220727-0085759, in the Register's Office of Davidson County, Tennessee

More commonly known as: 3109 Windsail Trail, Antioch, TN 37013.

Assessor's Parcel Number: 150160A01500CO

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.

Signed on: April 29, 2025

Jaime Pena

STATE OF TENNESSEE

COUNTY OF SUMNER

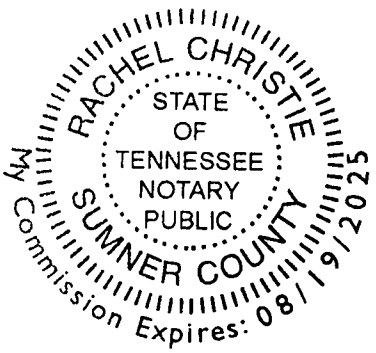
Personally appeared before me, the undersigned, a Notary Public, Jaime Pena, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This 29th day of April, 2025.

Rachel Christie, Notary Public

My commission expires: August 19, 2025



The
Life and Legacy

1529 Hunt Club Blvd #100
Gallatin, TN 37066

Law Center
PLLC

TRUE COPY CERTIFICATE

I, Allen Christie, 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 April 29th, 2025.

Affiant Signature

4/29/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 29th, day of April 2025.

Rachel Christie
Notary's Signature

MY COMMISSION EXPIRES: 8/19/2025
Notary's Seal (if on paper)

