Karen Johnson Davidson County
Batch# 1271761 DEEDQC
05/12/2025 10:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250512-0037121

This Instrument Prepared by:
ADAM J. BERK, ESQ.
ELDER LAW OF NASHVILLE PLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

The actual consideration or value whichever is greater for this transfer is NO MONETARY CONSIDERATION.

From information furnished by the parties.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me
This 5th day of May, 2025.

ADAM J. BERK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Milda I Ferreira
Milda I. Ferreira, Affiant

Adam J. Berk, **NOTARY PUBLIC**
Commission Expires: 11/2/2026

[Exempt from Taxation Pursuant to T.C.A. § 67-4-409(3)(A)(ii)]

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Judy A. Marciel 317 Burgandy Hill Trail Nashville, TN 37211	SAME	172-12-A-152

FOR NO MONETARY CONSIDERATION, I, **Milda I. Ferreira**, by these presents do hereby quitclaim and convey unto **Judy A. Marciel**, all my right, title, and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Section Nine, Bradford Hills, of record in Book 7900, Page 6 and Book 7900, Page 414, Register's Office for said County.

Being the same property conveyed to Milda I. Ferreira by Quitclaim Deed from William Ferrari and Judy A. Marciel, Trustees of the Milda I. Ferreira Irrevocable Trust, dated December 27, 2021, executed on May 5, 2025, and recorded on May 9, 2025 of record via Instrument No. 20250509-0036629, Register's Office for Davidson County, Tennessee.

This improved property known as 317 Burgandy Hill Trail, Nashville, TN 37211.

Witness our hands this 5th day of May, 2025.

Milda I Ferreira

Milda I. Ferreira, *Grantor*

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Milda I. Ferreira**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of May, 2025.

ADAM J. BERK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Adam J. Berk, **NOTARY PUBLIC**
Commission Expires: 11/2/2026

Tennessee Certification of Electronic Document

I, Adam J. Berk, do hereby make oath that I am a licensed attorney and 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 the 5th day of May, 2025.

Affiant Signature

5/9/2025
Date

STATE OF Tennessee)

COUNTY OF Davidson)

Sworn to and subscribed before me this 9th day of May, 2025.

ABBIGAIL ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Notary Public
My Comission Expires: 07/03/2028

[SEAL]