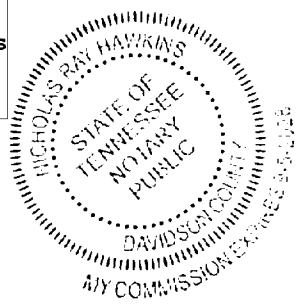
THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

Karen Johnson Davidson County
Batch# 1299869 DEEDQC
07/18/2025 03:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250718-0056947



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN to before me, this the 18th day of July, 2025.

Notary Public
My Commission Expires: 9/5/2028

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Aria Living Trust **7257 River Bend Drive** **Nashville, TN 37221**	**Aria Living Trust** **7257 River Bend Drive** **Nashville, TN 37221**	**141-12-0C-080.00**

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, **Allison Pereira and George Pereira, wife and husband** ("Grantors"), by these presents does hereby Quitclaim and convey unto **Aria Living Trust dated July 18, 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. 80 on the Plan of River Bend, a Planned Unit Development, of record in Plat Book 6900, Pages 504 and 505 and Surveyor's Instrument of Correction in Book 7465, Page 833, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Allison Pereira and George Pereira, wife and husband, by Warranty Deed from Jonathan Lang and Kacee Lang, husband and wife, of record at Instrument number 20250225-0013930 , in the Register's Office for Davidson County, Tennessee, dated February 24, 2025.

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: **7257 River Bend Drive, Nashville, Tennessee 37221**.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 18th day of July, 2025.

GRANTORS:

Allison Pereira

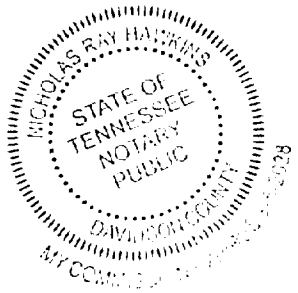
George Pereira

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 18th day of July, 2025, before me personally appeared Allison Pereira and George Pereira, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 18th day of July, 2025.

Notary Public
My commission expires: 9/5/2026
(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 Matheny, 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 July 18, 2025 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 18th day of July, 2025.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18th day of July, 2025.

Notary Public
My commission expires: 9/5/2026

(SEAL)

