Karen Johnson Davidson County
Batch# 1306434 DEEDQC
08/06/2025 01:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250806-0062473

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 4th day of August, 2025. Notary Public My Commission Expires:

JEFFREY MOBLEY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 07-23-2028

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Daniel Romero and Norma Reyes, Trustees 4421 E. Division Street Mount Juliet, TN 37122	SAME	20231009-0079350

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Daniel Romero Rojas and wife, Norma Reyes Alvarez**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust

established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Daniel Romero and Norma Reyes, Trustees of the Daniel Romero & Norma Reyes Living Trust, established by the Revocable Trust Agreement of Daniel Romero and Norma Reyes dated August 4, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 4th day of August, 2025.

Daniel Romero

Daniel Romero Rojas

Norma Reyes

Norma Reyes Alvarez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel Romero Rojas and Norma Reyes Alvarez, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of August, 2025.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Resubdivision of Lots 118 and 119, Hickory Valley, Section 3 of record in Plat Book 4715, Page 170, 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 Daniel Romero Rojas and Norma Reyes Alvarez, husband and wife, by deed from Hugo Cruz Menjivar and wife, Haydee Ramero De Cruz, and Hugo Cruz Romero, unmarried, of record in Instrument No. 20231009-0079350, Register's Office for Davidson County, Tennessee.

Daniel Romero and Daniel Romero Rojas are one and the same person.

Norma Reyes and Norma Reyes Alvarez are one and the same person.

This is improved property known as 317 Townes Drive, Nashville, TN 37211.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 August 4, 2025.

08/06/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 6th day of August, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

