This instrument prepared by:
Marjorie Kaup Haines, Esq., BPR#026345
PO Box 681493
Franklin TN 37068
615-818-6988

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

Karen Johnson Davidson County
Batch # 1313534 DEEDQC
08/22/2025 08:14:45 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250822-0067206

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Yaciel Alain Perez Estrada	(NAME) Omar J. Fente Living Trust	Map & Parcel 14815003700
(STREET ADDRESS) 142 E 51st Place	(STREET ADDRESS) 105 Cimarron Court	
(CITY) (STATE) (ZIP) Hialeah FL 33013	(CITY) (STATE) (ZIP) Antioch TN 37013	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **CARLOS ERICK PEREZ ESTRADA** does hereby quitclaim and convey unto **YACIEL ALAIN PEREZ ESTRADA,** her successors and assigns, all of his right, title and interest, if any, in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 156 on the Plan of Apache Hills, Section III, as of record in Book 4175, page 9, Registers' Office, Davidson County, Tennessee.

Said Lot No. 156 fronts 89.80 feet on the westerly side of Cimarron Court and extends back 147.15 feet on the northerly line and 117.90 feet on the southerly line to a dead line which is a broken line on which it measures 98.7 feet.

Being the same property conveyed to Omar Fente De Leon, unmarried, and Maricela Estrada Perez, unmarried, by deed of record in Instrument #20030523-0070556, Register's Office, Davidson County, Tennessee. The said Maricela Estrada Perez intestate on 10/10/2007, with her said interest vested in her heirs at law, Yaciel Alain Perez Estrada and Carlos Erick Perez Estrada.

STATE OF FLORIDA
COUNTY OF ***The actual consideration for this transfer is $-0-.***

Subscribed and sworn to before me this the 18th day of August, 2025.

Notary Public

RAFAEL RODRIGUEZ
MY COMMISSION # HH 612043
EXPIRES: February 28, 2029

My commission expires Feb 28, 2029 (Affix Seal)

Witness my hand this 18th day of August, 2025..

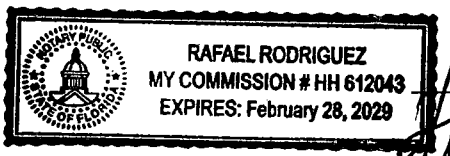
X
Carlos Erick Perez Estrada

STATE OF FLORIDA
COUNTY OF Dade

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

Witness my hand and official seal at Hialeah, *Florida, this* 18th *day of* August, *2025.*

Notary Public
My Commission Expires:



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