Karen Johnson
Batch # 1324607
09/22/2025 10 59 26 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250922-0075488

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0

Alpina Lopez
Affiant

Subscribed and sworn to before me on this 19 day of September, 2025.

Notary Public
My Commission Expires. 3/6/29

NICHOLAS PERENICH, JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Nick Perenich, Attorney
169 Belle Forest Circle., Ste A
Nashville, TN 37221

Address New Owner as Follows.	Send Tax Bills to	Map-Parcel Numbers·
Alpina Lopez, Trustee 809 Creek Valley Court Nashville, TN 37221	Same as current	092 13 0 220.00

QUITCLAIM DEED

For and in consideration of the sum of TEN DOLLARS ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Alpina Lopez hereinafter called the Grantor(s), has bargained and sold, and by these presents does remise, release, and quitclaim unto Alpina Lopez, Trustee of the Alpina Lopez Revocable Living Trust dated SEPTEMBER 19, 2025 , hereinafter called the Grantee(s), Grantee(s)' successors and assigns, all Grantor(s)' right, title and interest in a certain parcel of land in Davidson County, Tennessee The parcel of land is described as follows·

Land in Davidson County, Tennessee, being the east 50 feet of the west 150 feet of Block 27, on the map of Charlotte Park 2nd Addition, Extended, as of record in Book 421, Page 10, Register's Office for Davidson County, Tennessee.

Said part of said Block 27 fronts 50 feet on the north side of Nevada Avenue runs back between parallel lines, parallel to and 150 feet east of the easterly margin of 39th Avenue, formerly B Street, 150 feet to an alley in the rear.

Being the same property conveyed to Alpina Lopez by deed from Mike Eades of record in Document # 20001023-0104520, Register's Office for Davidson County, Tennessee

This is improved property known as 3810 Nevada Ave, Nashville, TN 37209 .

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

WITNESS MY hand this 19 day of September, 2025

Alpina Lopez
Alpina Lopez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alpina Lopez, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained

Witness my hand and official seal this 19 day of September 2025

Notary Public

NICHOLAS PERENICH, JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/29

This deed was prepared from information provided by the parties No title search or survey was completed