QUITCLAIM DEED

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30 DAY OF September, 2025.

NOTARY PUBLIC

My Commission expires: 3/20/29

THIS INSTRUMENT PREPARED BY:

Bell Law, PLLC 112 30th Ave. N., Nashville, TN 37203
With information provided by the parties

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL N
Briceno Perez Revocable Living Trust	SAME	176-00-0-0-013.00
4465 Lavergne Couchville Pike		
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1328681 DEEDQC
10/01/2025 12:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251001-0078168

ALL INFORMATION WAS PROVIDED BY THE PARTIES. NO TITLE EXAMINATION WAS CONDUCTED AND BELL LAW SETTLEMENT SERVICES, LLC DOES NOT WARRANT ANY OF THE INFORMATION PROVIDED ON THIS DEED.

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JOSE ANDRES BRICENO AND LIS PEREZ ROA, HUSBAND AND WIFE

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

BRICENO PEREZ REVOCABLE LIVING TRUST

hereinafter referred to as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

See Attached Exhibit "A"

This is improved property, known as: **4465 Lavergne Couchville Pike, Antioch, Tennessee 37013**
(House Number) (Street) (City) (State) (Zip)

Wherever 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 the 30 day of September, 2025.

Jose Andres Briceno

Lis Perez Roa

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF TN
COUNTY OF Davidson

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

Witness my hand and official seal at office this 30 day of September, 2025.

My Commission expires: 3/6/29

Notary Public

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF TN
COUNTY OF Davidson

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

Witness my hand and official seal at office this 30 day of September, 2025.

My Commission expires: 3/6/29

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, beginning at a point in the center line of LaVergne Couchville Pike at the northwest comer of the Somerville Property, as described in Book 5401, page 122, Register's Office for Davidson County, Tennessee; thence South 65 degrees 15' East 1,055 feet to a point; thence North 9 degrees 45' East 207 feet to a point; thence in a westerly direction 1,020 feet to a point; thence South 16 degrees 15' West 125 Feet toa point; thence South 21 degrees West 75 feet to the point of beginning.

Being the same property conveyed to Jose Andres Briceno and Lis Perez Roa, husband and wife, by Warranty Deed from Gizachew T. Debele and Mesert K. Adis, married to each other, recorded on August 12, 2025, of record in Instrument No. 20250812-0064227, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 October 1, 2025 (date of document)

Affiant Signature

October 1 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 01 day of October, 20 25

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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