Karen Johnson Davidson County
Batch# 1328798 DEEDQC
10/01/2025 03:16:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251001-0078345

This Instrument is Prepared By:
Andrew J. Triplett, Esq. #040697
Cobb Law Group, LLC
131 Walton Ferry Road, Suite 11
Hendersonville, TN 37075
615-649-0049
No title search performed

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
Sabas Humberto Serrano and Dorila Reyes Trustee of the Serrano Family Revocable Living Trust 325 Ladybird Drive, Nashville, TN 37217	**SAME**	**135-05-0-058.00**

THIS INSTRUMENT, made and entered into this 1st day of October 2025, by and between **Sabas Mejia,** *("Grantor")*, and **Sabas Humberto Serrano and Dorila Reyes, Trustees of the Serrano Family Revocable Living Trust,** *("Grantee")*;

FOR AND IN CONSIDERATION of Ten Dollars and 00/100 ($10.00), the receipt of which is hereby acknowledged, **SABAS MEJIA,** Grantor, conveys and quitclaims all of his interest and all of his rights, title and interests, marital or otherwise, in and to the following parcel of described real estate, in Davidson County, State of Tennessee, to wit:

> Being lot No. 72 on the Plan of Town Park Estates, of record in Book 3300, Pages 64 and 65, Register's Office for Davidson County, Tennessee, to which reference is hereby made to said plan for a more complete and accurate description thereof.
>
> BEING the same property conveyed to Sabas Mejia, unmarried, from James R. Jones, unmarried, by Warranty Deed dated June 27, 2002, and recorded July 3, 2002, of record in Instrument Number 20020703-0080464, Register's Office for Davidson County, Tennessee.

This is improved property known as **325 Ladybird Drive, Nashville, Tennessee 37217.**

And now, **SABAS MEJIA,** for the express purpose of carrying out the intent of this conveyance, as set out above, does hereby quitclaim, and convey *all of* his property interest into **SABAS HUMBERTO SERRANO AND DORILA REYES, TRUSTEES OF THE SERRANO FAMILY REVOCABLE LIVING TRUST.** The same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the Grantor, **SABAS MEJIA,** has hereunto set his hand on this the 1 day of October 2025.

(Signature Page to Follow)

Sabas H Serrano

SABAS MEJIA, ***Grantor***

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally, appeared before me, Abigail Grant, a Notary Public in and for said County and State, the within named **SABAS MEJIA,** the Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee this 1 day of October 2025.

ABIGAIL GRANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 05/19/2026

Abigail Grant

Abigail Grant
Notary Public
My Commission Expires: 5/19/2026

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for the transfer is $10.00.

Affiant/Grantee: **THE SERRANO FAMILY REVOCABLE LIVING TRUST,** ***Grantee***

Sabas H Serrano

BY: SABAS HUMBERTO SERRANO, ***Trustee***

WITNESS my hand and official seal at Hendersonville, Tennessee this 1 day of October 2025.

ABIGAIL GRANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 05/19/2026

Abigail Grant

Abigail Grant
Notary Public
My Commission Expires: 5/19/2026

STATE OF TENNESSEE)
COUNTY OF SUMNER)

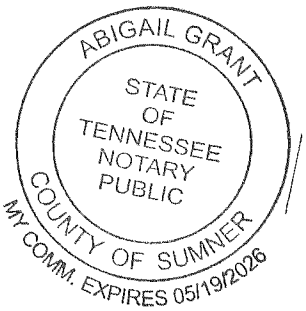
I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for the transfer is $10.00.

Affiant/Grantee: **THE SERRANO FAMILY REVOCABLE LIVING TRUST, G*rantee***

Dorila Reyes

BY: DORILA REYES, *Trustee*

WITNESS my hand and official seal at Hendersonville, Tennessee this 1 day of October 2025.



Abigail Grant

Abigail Grant
Notary Public
My Commission Expires: 5/19/2026

Tennessee Certification of Electronic Document

I, James W. Cobb, 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 9/30/2025 (date of document).

Affiant Signature

10/1/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 1 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 5/19/2026

NOTARY'S SEAL

