THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201
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Karen Johnson Davidson County
Batch # 1329760 DEEDQC
10/02/2025 03.53 26 PM 3 pgs
Fees $17 00 Taxes $0 00
20251002-0078775

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID#:
EDEN PEARL MILLS, Trustee 101 Rising Sun Court Old Hickory, TN 37138	SAME	05414009400

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(vi). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, we, EDMUNDO DIEGO MAGPANTAY and PERLA ORDONEZ MAGPANTAY, do hereby quitclaim and by these presents do transfer and convey unto EDEN PEARL MILLS, TRUSTEE OF THE MAGPANTAY REVOCABLE TRUST dated October 1, 2025, her successors and assigns, all of our right, title and interest in a certain parcel of real estate in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS my hand this 1st day of October, 2025.

Edmundo Diego Magpantay by Perla Ordonez Magpantay, POA

EDMUNDO DIEGO MAGPANTAY by PERLA ORDONEZ MAGPANTAY, POA

Perla Ordonez Magpantay

PERLA ORDONEZ MAGPANTAY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared PERLA ORDONEZ MAGPANTAY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for herself and as attorney-fact for EDMUNDO DIEGO MAGPANTAY for the purposes therein contained.

Witness my hand, this 1st day of October, 2025.

NOTARY PUBLIC
My Commission Expires: 5/8/29

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2029

EXHIBIT A

Land in Davidson County, Tennessee, being Lot N. 259 on the Plan of Brandywine Farms, Section 15, as of record in Book 4660, page 123, as corrected in Book 4905, page 572, said Register's Office.

Said Lot No. 259 fronts 150.0 feet on the easterly side of Rising, Sun Court which extends around a curve to the left 36.14 feet and runs back 166.8 feet on the southerly line and 276.0 feet on the northerly line to a line in the rear which measures 200.9 feet.

Being the same property conveyed to EDMUNDO DIEGO MAGPANTAY and wife, PERLA ORDONEZ MAGPANTAY by Deed of record in Book 4989, page 364, Register's Office for Davidson County, Tennessee.

The property address is 101 Rising Sun Court, Old Hickory, TN 37138.