Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Perez Tennessee Community Property Trust dated September 18, 2025 5947 Post Road Nashville, TN 37205	**148 03 0 087.00**	**Same**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1 00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Nick F. Perez and wife, Dolly Anne Perez** (the "Grantors"), by these presents hereby transfer, assign, and quitclaim to **The Perez Tennessee Community Property Trust dated September 18, 2025** (the "Grantee"), Grantee's successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property")

This is improved property known as 108-A Luna Drive, Nashville, TN 37211.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 20th day of October, 2025

Notary Public
My Commission Expires 06/20/2027

KATIE CESERETTI NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Johnson
Batch # 1337344
10/23/2025 08 55 51 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20251023-0084367

Grantors and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds, that no request was made that Brian Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 20th day of October, 2025.

Nick F. Perez

Dolly Anne Perez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nick F. Perez and Dolly Anne Perez**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 20th day of October, 2025.

Notary Public

My Commission Expires:
06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 511 on the Plan of Cherokee Hills, Section 5, of record in Plat Book 3500, page 142, Register's Office for said county, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Nick F. Perez and wife, Dolly Anne Perez, by deed of record in Book 6430, Page 120, in the Register's Office for Davidson County, Tennessee.

The above description was prepared from descriptions of record. No field survey was performed for the derivation of this description.

This conveyance is subject to any and all existing restrictions and easements of record, including the Restrictive Covenants of record in Book 3882, page 852, and Book 4193, page 283, said Register's Office, and the Plan of record in Book 3500, page 142, said Register's Office.