Prepared by and return to:
Alex A. Rios and Haley L. K. Nakata
2807 W. Linden Avenue
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 1338826 DEEDQC
10/27/2025 03:43:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251027-0085426

QUIT CLAIM DEED

New Owner's Address:	**Send Tax Bills To:**	**Map Parcel No.:**
Alexander A. Rios and Haley L. K. Nakata, Trustees of the Rios Revocable Trust dated October 27, 2025 2807 W. Linden Avenue Nashville, Tennessee 37212	Alexander A. Rios and Haley L. K. Nakata, Trustees of the Rios Revocable Trust dated October 27, 2025 2807 W. Linden Avenue Nashville, Tennessee 37212	104-14-0-115.00

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, HALEY NAKATA and ALEXANDER A. RIOS, wife and husband (hereinafter called the **"Grantor"**), do hereby grant, transfer, convey and forever quitclaim unto ALEXANDER A. RIOS and HALEY L. K. NAKATA, Trustees of the RIOS REVOCABLE TRUST DATED October 27, 2025 2025, (hereinafter called the **"Grantee"**), the following described premises:

See attached Exhibit A.

BEING the same property conveyed to Haley Nakata and Alexander A. Rios, wife and husband, by Warranty Deed from Chad W. Clark and Megan E. Clark, husband and wife, and filed for record on August 15, 2025 at Instrument #20250815-0065291, Register of Deeds Office for Davidson County, Tennessee.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

This Quit Claim Deed is prepared with information provided by the parties and without the benefit of a title search or examination pursuant to the parties' request.

IN WITNESS WHEREOF, the undersigned have executed this Quitclaim Deed this 27th day of October 2025.

GRANTORS:

HALEY NAKATA

ALEXANDER A. RIOS

STATE OF TENNESSEE)
) ss.
COUNTY OF Davidson)

On this 27th day of October 2025, before me personally appeared HALEY NAKATA and ALEXANDER A. RIOS, wife and husband, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Notary Public

My commission expires: 9/7/2026

[Affix Notarial Seal]

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
) ss.
COUNTY OF Davidson)

We hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is great, is $ –EXEMPT–, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Haley L. K. Nakata, Trustee of the Rios Revocable Trust dated October 27, 2025

Alexander A. Rios, Trustee of the Rios Revocable Trust dated October 27, 2025

Subscribed and sworn to before me on this 27th day of October 2025.

Notary Public

My commission expires: 9/7/2026

[Affix Notarial Seal]

EXHIBIT A
(Legal Description)

Land in Davidson County, Tennessee, being the westerly 50 feet of the north half of Lot No. 32 and the easterly 1 foot of the north half of Lot No. 31 on the Plan of Belair, of record in Plat Book 332, Page 6, in the Register's Office for Davidson County, Tennessee.

Said parts of said lots front 51 feet on the southerly side of West Linden formerly Sunset Avenue, as now established, and run back between parallel lines. 150 feet to a dead line which is located 209 feet north of and parallel with Westwood Avenue.

Being the same property conveyed to Haley Nakata and Alexander A. Rios, wife and husband by Warranty Deed from Chad W. Clark and Megan E. Clark, husband and wife, dated August 15, 2025 and filed for record on August 15, 2025 at Instrument #20250815-0065291, Register of Deeds Office for Davidson County, Tennessee.

This is improved property known as 2807 W. Linden Avenue, Nashville, Tennessee 37212.

Certificate of Authenticity

I, Alexander A. Rios, 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 27th 2025.

Date

Affiant Signature

october 27th 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of October, 2025.

Notary's Signature

My Commission Expires: 9/7/2026
Date

Notary's Seal (if on paper)

