This Document Prepared and After Recording, Return and Mail Tax Statements To:

Jesus Reyes and Sara Ventura Reyes, as co-Trustees
301 Dulıng Avenue
Madıson, TN 37115

Karen Johnson Davidson County
Batch # 1341363 DEEDQC
11/03/2025 08 15 45 AM 3 pgs
Fees $17 00 Taxes $0 00
20251103-0086966

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, SARA VENTURA REYES, who acquıred title as *Sara Ventura,* and JESUS REYES, wıfe and husband, the GRANTORS,

Whose maılıng address ıs 301 Dulıng Avenue, Madıson, TN 37115;

hereby convey and quıtclaım to

JESUS REYES and SARA VENTURA REYES, as co-Trustees of THE JESUS & SARA REYES LIVING TRUST, U/A dated October 23, 2025, the GRANTEE,

Whose maılıng address ıs 301 Dulıng Avenue, Madıson, TN 37115;

and to Grantee's successors and assıgns, all of THE FOLLOWING descrıbed real property located ın the County of Davıdson, State of **Tennessee.**

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

More commonly known as 301 Dulıng Avenue, Madıson, TN 37115

Assessor's Parcel Number. 043-09-0-241 00

SUBJECT TO the Restrıctıons, Condıtıons, Covenants, Rıghts, Rıghts of Way, and Easements that are now of record, ıf any

Together wıth all the tenements, hereditaments and appurtenances thereto belongıng or ın anywıse appertaınıng

The then-actıng Trustee has the power and authorıty to encumber or otherwıse to manage and dıspose of the hereınabove descrıbed real property; ıncludıng, but not lımıted to, the power to convey.

Dated October 23, 2025

JESUS REYES **SARA VENTURA REYES**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On October 23, 2025, before me, Christian E Batres, a Notary Public, personally appeared **JESUS REYES** and **SARA VENTURA REYES**, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

Notary Public Signature

CHRISTIAN E. BATRES
Notary Public - California
Los Angeles County
Commission # 2392119
My Comm. Expires Jan 30, 2026

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. $67-4-409(a) (3)(F).

EXHIBIT A

Land in Madison, Davidson County, Tennessee, being Lot No. 32, on the plan of Block "B" on the Plan of Woodlawn Estates, as shown by plat of record in Plat Book 843, Page 82, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sara Ventura et ux Jesus Reyes, by Deed dated September 9, 2011, in Book 20110916, Page 0071970, in the Register's Office for Davidson County, Tennesse.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restrictions lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on Plat(s) recorded in Plat Book 843, Page 82, Register's Office for Davidson County, Tennessee

and more commonly known as 301 Duling Avenue, Madison, TN 37115.

TAX PARCEL NUMBER: 043-09-0-241 00