Karen Johnson Davidson County
Batch# 1356962 DEEDQC
12/11/2025 02:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251211-0098885

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
Olga Briceño Capa **Trustee of the Olga Briceño Capa** **Revocable Living Trust** **530 Adamwood Drive,** **Nashville, TN 37211**	**SAME**	**147-10-0-202-00**

THIS INSTRUMENT, made and entered into this 11th day of December 2025, by and between **Olga A. Briceno Capa, a married woman,** *("Grantor")*, and **Olga Briceño Capa, Trustee of the Olga Briceño Capa Revocable Living Trust,** *("Grantee")*;

FOR AND IN CONSIDERATION of Ten Dollars and 00/100 ($10.00), the receipt of which is hereby acknowledged, **OLGA A. BRICENO CAPA, a married woman,** Grantor, conveys and quitclaims all of her interests and all of her 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:

> Land in Davidson County, Tennessee, being a Reserved Lot on the Plan of Parkview Estates, Section Two, of record in Book 3700, Page 87, amended in Book 9871, page 520, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Olga A. Briceno Capa, a married woman, from Olga A. Briceno Capa, formerly known as Olga A. Venes and Bayardo Fabian Capa Alvarado, wife and husband, by Quitclaim Deed dated September 29, 2016, and recorded February 13, 2017, of record in Instrument Number 20170213-0015105, Register's Office for Davidson County, Tennessee.

This is improved property known as **530 Adamwood Drive, Nashville, Tennessee 37211.**

And now, **OLGA A. BRICENO CAPA,** for the express purpose of carrying out the intent of this conveyance, as set out above, does hereby quitclaim, and convey *all of* her property interest into **OLGA BRICEÑO CAPA, TRUSTEE OF THE OLGA BRICEÑO CAPA 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, **OLGA A. BRICENO CAPA,** has hereunto set her hand on this the 11th day of December 2025.

(Signature Page to Follow)

Olga Briceño

OLGA A. BRICENO CAPA, ***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 **OLGA A. BRICENO CAPA,** the Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee this 11th day of December 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 OLGA BRICEÑO CAPA REVOCABLE LIVING TRUST,** ***Grantee***

Olga Briceño, Trustee

BY: OLGA BRICEÑO CAPA, ***Trustee***

WITNESS my hand and official seal at Hendersonville, Tennessee this 11th day of December 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

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 12/11/2025 (date of document).

Affiant Signature

12/11/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 11 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 5/19/2026

NOTARY'S SEAL

