This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1359975 DEEDQC
12/19/2025 09:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251219-0100896

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Jaimito Trust	Same	148-05-0-166.00
314 Huntington Ridge Dr.		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Jaime Ruiz De Somocurcio ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of his rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto the Trustee of the Jaimito Trust, its successors and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Section One, Haywood Acres of record in Plat Book 2900, Page 17, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Jaime Ruiz De Somocurcio, a single man, by Warranty Deed from Laxmi Rizal, a single man, of record in Instrument No. 20241031-0083875, Register's Office for Davidson County, Tennessee, dated October 29, 2024, and recorded on October 31, 2024.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 17th day of December, 2025.

Affiant Jaime Ruiz De Somocurcio

Notary Public _____ My Commission Expires: 03/03/2026

J. D. PAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

This is improved property known as 302 Leo Ct., Nashville, TN 37211.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 17th day of December, 2025.

Jaime Ruiz De Somocurcio, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jaime Ruiz De Somocurcio, Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument in such capacity for the purposes therein contained.

WITNESS my hand and seal, at office, this 17th day of December, 2025.

Notary Public

My Commission Expires: 03/03/2026

J. D. PAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

Certificate of Authenticity

I, R. Whitney Boyd, 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 December 17, 2025.

Date: 12/17/2025

R. Whitney Boyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on December 17, 2025.

Notary Public: Brandon Boyd

My Commission Expires:

BRANDON BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 07, 2027