Name and Address of New Owner:
Jose Andres Briceno Aguero and Lis Mayerlyn Perez Roa
5252 Catspaw Drive
Antioch, TN 37013

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1388982 DEEDQC
03/05/2026 10:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260305-0017688

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 183-05-0A-151-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jose Andres Briceno Aguero and Lis Perez Roa, Co-Trustees of Briceno Perez Revocable Living Trust dated October 19, 2023,** "the Grantor," convey and quitclaim any interest they have unto **Jose Andres Briceno Aguero and Lis Perez Roa, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:
>
> Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Revision One, Phase Two, Section Five, October Woods, of record in Book 7900, Page 909 and amended in Book 9700, Page 439, 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 Jose Andres Briceno Aguero and Lis Perez, ROA, as Co-Trustees of the Briceno Perez Revocable Living Trust by Quitclaim Deed dated October 20, 2023 from Jose Andres Briceno Aguero and Lis Perez Roa, husband and wife, recorded December 7, 2023 in Instrument No. 20231207-0094695 in the Register's Office.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 25th day of February, 2026.

Briceno Perez Revocable Living Trust

_____(SEAL)
Jose Andres Briceno Aguero, Co-Trustee

_____(SEAL)
Lis Mayerlyn Perez Roa, Co-Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Jose Andres Briceno Aguero and Lis Mayerlyn Perez Roa, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Co-Trustees of Briceno Perez Revocable Living Trust, the within named bargainor, and as such Co-Trustees being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Briceno Perez Revocable Living Trust, by themselves as Co-Trustees.

WITNESS my hand and official seal this 25th day of February, 2026.

JOHN ALFRED KELLY JR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

_____
Notary Public
My commission expires: _____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 25th day of February, 2026.

_____
Notary Public
My commission expires: _____

MARY E. ARMOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

File # 2026-8751-MA

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 3/3/26 (date of document)

Regina Sullo

Affiant Signature

3/3/26

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 3 day of February, 20__

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202603050017688