Karen Johnson Davidson County
Batch# 1429712 DEEDQC
06/09/2026 10:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260609-0051877

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: LMJ-40074-26

QUITCLAIM DEED

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES MAY 14, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of JUNE, 2026

NOTARY PUBLIC

My commission expires: 5/14/29

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johana P. Miret Rodriguez 1003 Bradburn Village Dr Antioch, TN 37013	Same as Address of New Owner	164-06-0D-241-00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Luis Jose Trujillo Perez, unmaried,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Johana P. Miret Rodriguez, unmarried,** hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being all of Unit No. 241, on the plan of The Townhomes of Bradburn Village, Phase as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions, and Restrictions for The Townhomes of Bradburn Village, of record in Instrument Number 20070817-0098536; and further supplemented of record in Instrument No. 20121 109-0103798 and Instrument No. 20210329-0041050; and amended of record in Instrument No. 20210412-0047996, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Johana P Miret Rodriguez, a Married woman, joined by her spouse Luis Jose Trujillo Perez, by Warranty Deed from Ole South Properties, Inc. A Tennessee Corporation dated September 15, 2021, and recorded September 24, 2021, in Instrument No. 20210924-0128267, said Register's Office.

WITNESS MY HAND, this 5th day of JUNE, 2026

Grantor

Luis Jose Trujillo Perez

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public, **Luis Jose Trujillo Perez** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 5th day of JUNE, 2026

Notary Public

JASON C. NGUYEN

Printed Notary Name

My commission expires: 5/14/29

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES MAY 14, 2029

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 June 5, 2026 (date of document).

Jennifer Pennell

June 8, 2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this June 8, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal