This instrument was prepared by:
Michael Woods
377 West Portal, Suite B
San Francisco, CA 94127

When recorded mail to:

Michael and Holly Pera
54 Loma Vista Drive
Burlingame, CA 94010

Karen Johnson Davidson County
Batch # 1440971 DEEDQC
07/01/2026 02:19:07 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260701-0059560

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENT TO NEW OWNER:
Michael and Holly Pera
54 Loma Vista Drive
Burlingame, CA 94010

Transfer Tax: None.
Transfer from individuals to their own Revocable Trust

Situs: 125 Valley Green Drive, Antioch, Tennessee 37013.
APN: 162-06-0-262.00

QUITCLAIM TRUST TRANSFER DEED

GRANTORS: Michael J. Pera and Holly C. Pera, husband and wife, hereby GRANTS TO: Michael J. Pera and Holly C. Pera, Trustees under the Declaration of the Pera Trust, dated 10/7/93 as Amended, the entire interest in the following property located at 125 Valley Green Drive, City of Antioch, Davidson County, State of Tennessee, and described as follows:

See attached Exhibit "A"

Being the same property conveyed to HOLLY C. PERA AND MICHAEL J. PERA, HUSBAND AND WIFE by Warranty Deed of record instrument No. 20160506-0045373 Register's Office for Davidson County, Tennessee, dated May 4, 2016 and recorded on May 6, 2016.

Property address: 125 Valley Green Drive, Antioch, Tennessee 37013.

Dated: April 29, 2026

Michael J. Pera

Dated: April 29, 2026

Holly C. Pera

ACKNOWLEDGMENT

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 San Francisco)

On April 29.2026 before me, Julie A. Fitzgerald, notary public
(insert name and title of the officer)

personally appeared Michael J Pera and Holly C Pera,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

Signature Julie A Fitzgerald (Seal)

JULIE A. FITZGERALD
Notary Public - California
San Francisco County
Commission # 2400675
My Comm. Expires May 8, 2026

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Valley Green of record In Plat Book 4460, Page (s) 96 and 7. 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 Laween Salman Betkari by Quitclaim deed from Rashid S. Ali of record in Instrument No. 20101006-0080120 Register's Office for Davidson County, Tennessee, dated September29, 2010 and recorded on October 6, 2010. Jihan Mohamed, spouse of Laween Salman Betkarl joins in the conveyance of this instrument for the purpose of conveying any and all rights in and to said property.