Karen Johnson Davidson County
Batch# 1456056 DEEDQC
08/06/2026 08:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260806-0072317

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ALI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY (and return to):

Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

Aria Living Trust dated July 18, 2025	SEND TAX BILLS TO: *SAME*	MAP / PARCEL NUMBER (S)
(NAME) **7257 River Bend Dr**	(NAME)	141-12-0C-080.00
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

ARIA LIVING TRUST DATED JULY 18, 2025

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO:

ALLISON GRACE PEREIRA AND GEORGE LEO PEREIRA, CO-TRUSTEES OF THE ARIA LIVING TRUST DATED JULY 18, 2025

ITS SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of River Bend, a Planned Unit Development, of record in Plat Book 6900, Pages 504 and 505 and Surveyor's Instrument of Correction in Book 7465, Page 833, 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 Allison Pereira and George Pereira, wife and husband by Warranty Deed from Jonathan Lang and Kacee Lang, husband and wife of record in Instrument No. 20250225-0013930 Register's Office for Davidson County, Tennessee, dated February 24, 2025 and recorded on February 25, 2025.

Being the same property conveyed to Aria Living Trust dated July 18, 2025 by Quitclaim Deed from Allison Pereira and George Pereira, wife and husband of record in Instrument No. 20250718-0056947 Register's Office for Davidson County, Tennessee, dated July 18, 2025 and recorded on July 18, 2025.

This is **improved** property known as: 7257 River Bend Dr, Nashville, TN 37221.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness our hands this the 29 day of July, 2026.

ARIA LIVING TRUST
DATED JULY 18, 2025

By: Allison Grace Pereira, Co-Trustee

By: George Leo Pereira, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Allison Grace Pereira and George Leo Pereira, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Trustees of the Aria Living Trust U/A/D July 18, 2025 the within named bargainor, and that they as such Trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by themselves as Trustees.

Witness my hand and official seal, this the 29 day of July, 2026.

Notary Public
My Commission Expires:



Certificate of Authenticity

I, Christian Reynolds, 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 **July 29, 2026**.

Date

Affiant Signature

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **29th** day of **July**, 20**26**.

Notary's Signature

My Commission Expires: _____
Date

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

Notary's Seal (if on paper)