THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Karen Johnson Davidson County
Batch# 1130143 DEEDQC
05/02/2024 01:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240502-0032305

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Juan Antonio Sanchez and Lise Lucas Sanchez, Co-Trustees 361 Huntington Ridge Drive Nashville, TN 37211	Same	161 11 0A 019 00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, JUAN ANTONIO SANCHEZ and LISE LUCAS SANCHEZ, hereby quitclaim and convey to JUAN ANTONIO SANCHEZ and LISE LUCAS SANCHEZ, CO-TRUSTEES OF THE SANCHEZ COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our interest in that certain real property in Davidson County, Tennessee described as follows:

Being Unit No. 19, also known as Unit or Lot No. 361 on Plan of Huntington Ridge Townhouses, of record in Plat Book 4675, page 9, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed by deed of record as Instrument #20231030-0084613, Register's Office for Davidson County, Tennessee.

This is property known as 361 Huntington Ridge Drive, Nashville, Tennessee.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 29 day of March, 2024.

JUAN ANTONIO SANCHEZ

LISE LUCAS SANCHEZ

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Juan Antonio Sanchez and Lise Lucas Sanchez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 29 day of March, 2024.

NICOLE DENISE GOLDSBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires Oct. 4, 2027

Notary Public
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration for this transfer is $0.

Affiant, TRUSTEE

Subscribed and sworn to before me, this 29 day of March, 2024.

Notary Public
My Commission Expires:_____

37165615.1

NICOLE DENISE GOLDSBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires Oct. 4, 2027

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Apr 29, 2024 (date of document).

Affiant Signature

05/02/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 02 day of May, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

