Name and Address of New Owner:
The Maria Aracely Sanchez Revocable Living Trust
4414 Genesis Lane
Murfreesboro TN 37218

Send Tax Bills To:
same

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Mr. 92-H-1-310.00C0

Karen Johnson Davidson County
Batch# 1262801 DEEDQC
04/21/2025 02:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250421-0030347

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**, Maria Sanchez ,** "the Grantor," convey and quitclaim unto **Maria Sanchez Trustee for The Maria Aracely Sanchez Revocable Living Trust Dated September 24th 2024** "the Grantees," all their interest in the following described real estate :

SEE EXHIBIT A

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 GRANTEES, 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 17 day of April, 2025.

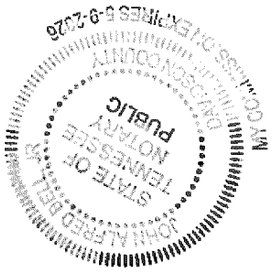
(SEAL)
Maria Sanchez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17 day of April, 2025, before me personally appeared **Maria Sanchez**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17 day of April, 2025.

Notary Signature
My commission expires:
:



AFFIDAVIT OF VALUE

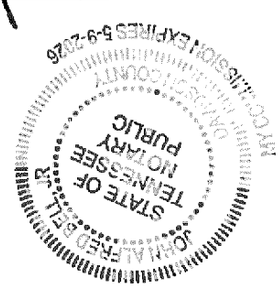
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17 day of April, 2025.

Notary Signature
My commission expires:



Land in Davidson County, Tennessee, being Unit No. 310, The 1865, A Condominium, and described in a Declaration Establishing The 1865, A Condominium, of record in Instrument No. 20190314-0023483 and amended in Instrument Numbers 20190712-0068003, 20191007-0102697, and 20191010-0104084, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being part of the same property conveyed to The 1865 Condominiums, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Cottage Partners, LLC, a Tennessee Limited Liability Company, recorded March 12, 2019 in Instrument No. 20190312-0022631, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Cottage Partners, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from Kimbro Equities I, a Tennessee General Partnership, recorded August 18, 2016 in Instrument No. 20160818-0086479, corrected by Correction of Special Warranty Deed recorded October 21, 2016 in Instrument No. 20161021-0111567, Register's Office for Davidson County, Tennessee.

Deed Reference:
20191226-0137l2

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 4/17/25 (date of document)

Regina Sullo

Affiant Signature

April 21, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 21 day of April, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

