Karen Johnson Davidson County
Batch# 1272975 DEEDQC
05/14/2025 11:08:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250514-0037939

This Instrument is Prepared By:
Andrew J. Triplett, Esq. #040697
Cobb Law Group, LLC
131 Walton Ferry Road, Suite 11
Hendersonville, TN 37075
615-649-0049
No title search performed

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
Andrew Eloy Lozano and Jennifer Lynn Lozano Trustees of the Lozano Family Revocable Living Trust 1004 Sweet Oak Ridge Drive, Hendersonville, TN 37075	**SAME**	**087-05-0A-110.00-CO**

THIS INSTRUMENT, made and entered into this 13 day of May 2025, by and between **Andrew Lozano, who took title as a single man,** *("Grantor")*, and **Andrew Eloy Lozano and Jennifer Lynn Lozano, Trustees of the Lozano Family Revocable Living Trust,** *("Grantee")*;

FOR AND IN CONSIDERATION of Ten Dollars and 00/100 ($10.00), the receipt of which is hereby acknowledged, the undersigned **ANDREW LOZANO, who took title as a single man,** Grantor, conveys and quitclaims all of his interest and all of his rights, title and interests, marital or otherwise, in and to the following parcel of described real estate, in Davidson County, State of Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Final Plat of Farmingham Woods, Phase III of record in Plat Book 7900, Page 554, 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 Andrew Lozano, a single man, from Opendoor Property J LLC, a Delaware Limited Liability Company, by Warranty Deed dated November 1, 2019, and recorded November 14, 2019, of record in Instrument Number 20191114-0117425, Register's Office for Davidson County, Tennessee.

This is improved property known as **5620 Royal Court, Hermitage, Tennessee 37076.**

And now, **ANDREW LOZANO, who took title as a single man,** for the express purpose of carrying out the intent of this conveyance, as set out above, does hereby quitclaim, and convey *all of* his property interest into **ANDREW ELOY LOZANO AND JENNIFER LYNN LOZANO, TRUSTEES OF THE LOZANO FAMILY REVOCABLE LIVING TRUST.** The same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the Grantor, **ANDREW LOZANO, who took title as a single man,** has hereunto set his hand on this the 13 day of May 2025.

(Signature Page to Follow)

ANDREW LOZANO, ***Grantor***

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally, appeared before me, Abigail Grant, a Notary Public in and for said County and State, the within named **ANDREW LOZANO,** the Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee this 13 day of May 2025.

ABIGAIL GRANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 05/19/2026

Abigail Grant
Notary Public

My Commission Expires: 5/19/2026

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for the transfer is $10.00.

Affiant/Grantee: **THE LOZANO FAMILY REVOCABLE LIVING TRUST,** ***Grantee***

BY: ANDREW ELOY LOZANO, ***Trustee***

WITNESS my hand and official seal at Hendersonville, Tennessee this 13 day of May 2025.

ABIGAIL GRANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 05/19/2026

Abigail Grant
Notary Public

My Commission Expires: 5/19/2026

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for the transfer is $10.00.

Affiant/Grantee: **THE LOZANO FAMILY REVOCABLE LIVING TRUST, G*rantee***

BY: JENNIFER LYNN LOZANO, *Trustee*

WITNESS my hand and official seal at Hendersonville, Tennessee this 13 day of May 2025.

ABIGAIL GRANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 05/19/2026

Abigail Grant
Notary Public

My Commission Expires: 5/19/2026

Tennessee Certification of Electronic Document

I, James W. Cobb, 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 5/13/2025 (date of document).

Affiant Signature

5/14/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 14 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 5/19/2026

NOTARY'S SEAL

