Karen Johnson
Batch # 1339033
10/28/2025 12 05 51 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251028-0085698

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Yanerison Y. Sanchez Aguilar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF October, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

ANGELA SHANKLIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/06/2029
DAVIDSON COUNTY

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY
J Trent Lehman, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Yanerison Y Sanchez	New Owner	01700000500
(NAME) 112 Park Circle	(NAME) Same	01700000600
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

YANERISON Y. SANCHEZ AGUILAR

CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL MY INTEREST UNTO

YANERISON Y. SANCHEZ AGUILAR

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL MY INTEREST IN THE FOLLOWING CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

THE PURPOSE OF THIS DEED IS TO COMBINE ALL THE MAPS AND PARCELS INTO ONE and LEGAL DESCRIPTIONS CONTAINED IN DEEDS OF RECORD IN INSTRUMENT Nos. 20250908-0071416, 20250908-0071417 AND 20251022-0084220 TO ONE SINGLE PARCEL OF 3.87 ACRES

Being a certain tract or parcel of land lying and being in the 10th Councilmanic District of Davidson County, Tennessee, in the Community of Union Hill, identified as being Parcel ID 01700000500 and Parcel ID 01700000600 and is the Timothy Steven Smith and Leah Smith property recorded as Instrument Number 202201250008959, Register's Office of Davidson County, Tennessee, and is more particularly described as follows.

Commencing at the centerline intersection of Greer Road and Union Hill Road, thence North 68°22'44" West, 38 71 feet to a ½" Rebar (N) with Sexton Cap where the rights-of-way of Union Hill Road (50' R/W) and Greer Road (50' R/W) intersect, this being the southeast corner of the property herein described and the Point Of Beginning of this survey, thence coincident with the north right-of-way of Union Hill Road for three calls South 71°23'36" West, 151 12 feet to a ½" Rebar (N) with Sexton Cap; South 71°23'36" West, 105 00 feet to a ½" Rebar (N) with Sexton Cap; South 71°23'36" West, 282 61 feet to a ½" Rebar (O) with Cap 1455 1 50 feet west of a fence line, this being the southeast corner of Lazo (200602270022552) and the southwest corner of the property herein described, thence leaving said right-of-way and coincident with the east line of Lazo which is west of a fence line North 5°55'03" West, 366 75 feet to a ½" Rebar (O) with Cap 1455 0.50 feet northwest of a fence corner, this being the northeast corner of Lazo and the northwest corner of the property herein described on the south line of Dickens (201211210107477), thence leaving Lazo and coincident with the south line of Dickens and generally following a fence for three calls. North 69°44'47" East, 202 14 feet to a ½" Rebar (N) with Sexton Cap 0 30 feet north of a

fence line, North 69°44'47" East, 105 04 feet to a ½" Rebar (N) with Sexton Cap 0 70 feet north of a fence line, North 69°44'47" East, 78 99 feet to a ½" Rebar (O) with Cap 1455 1 20 feet north of a fence line, this being the southeast corner of Dickens and the northeast corner of the property herein described on the west right-of-way of Greer Road, thence leaving Dickens and coincident with said right-of-way for two calls South 30°26'30" East, 250 35 feet to a ½" Rebar (N) with Sexton Cap, South 28°09'03" East, 125 60 feet to the Point of Beginning containing 168,604.25 square feet or 3 87 acres, more or less, according to a survey performed by Christopher Blake Sexton, RLS 2400, 5125 Bridgemore Boulevard, Murfreesboro, Tennessee 37129 on August 17, 2024

Being the same property conveyed to Yanerison Y Sanchez Aguilar by Quitclaim Deed from Timothy Steven Smith and Leah Smith of record in instrument numbers 20250210-0009888, 202509080071416 and 20251022-0084220, in the Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO. SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES

unimproved
This is improved x property, known as 1806 Union Hill Road, Goodlettsville, TN 37072
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness this 28th day of October, 2025

Yanerison Y. Sancha Aguilar
Yanerison Y. Sanchez Aguilar

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared Yanerison Y. Sanchez Aguilar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained

Witness my hand and seal this 28th day of October, 2025

My commission expires

ANGELA SHANKLE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/06/2029
DAVIDSON COUNTY

Notary