THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Thomas J Elmlinger
Elmlinger Law Office
1616 Westgate Circle, Suite 349
Brentwood, TN 37027

This transfer is exempt from the Tennessee Real Estate Conveyance Tax under T C A §67-4-409(a)(3)

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14 DAY OF November 20 25

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/6/2026

THOMAS J. ELMLINGER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

ADDRESS NEW OWNER(S) AS FOLLOWS
B A S Rentals LLC
1155 Old Jefferson Pike
Smyrna, TN 37167

SEND TAX BILLS TO
Same

MAP – PARCEL NUMBERS
148-08-0-183 00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Braulio Atanacio Sanchez, an unmarried man, do hereby remise, release and quitclaim unto B.A S Rentals LLC, a Tennessee limited liability company, its successors and assigns, forever, all the right, title, interest and claim which the Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in Davidson, State of Tennessee, to wit·

Land in Davidson County, Tennessee, being Lot No. 42A on the Plan of Hazelwood, Section 17 of record in Plat Book 5210, Page 30, 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 Braulio Atanacio Sanchez by Warranty Deed from Kevin P. Thune, a married person, dated September 6, 2017, and of record in Instrument No. 20170914-0094039, Register's Office for Davidson County, Tennessee

This is improved property known as 4604 Xavier Drive, Antioch, TN 37013

WITNESS my hand this 14 day of November, 20 25

Braulio Atanacio Sanchez

Karen Johnson
Batch # 1349346
11/21/2025 08 24 11 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251121-0093016

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

Personally appeared before me, a Notary Public in and for said County and State, the within

Personally appeared before me, a Notary Public in and for said County and State, the within named Braulio Atanacio Sanchez, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Williamson County, Tennessee, this 14 day of November, 2025

Notary Public

My Commission Expires: 5/6/2026

THOMAS J ELMLINGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Prepared without benefit of title search from information provided by the parties. Therefore, the preparer makes no certification as to the validity of title.