QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1349841 DEEDQC
11/21/2025 01:57:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251121-0093308

STATE OF Tennessee }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18 DAY OF August 2025.

NOTARY PUBLIC

My Commission expires: 5/10/29

THIS INSTRUMENT PREPARED BY:

Bell Law, PLLC 112 30th Ave. N., Nashville, TN 37203
With information provided by the parties

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL N
The Nouveau Ventures Revocable Living Trust	SAME	92-7-I-310.00CO
4416 Genesis Lane		
Murfreesboro, Tennessee 37115		

ALL INFORMATION WAS PROVIDED BY THE PARTIES. NO TITLE EXAMINATION WAS CONDUCTED AND BELL LAW SETTLEMENT SERVICES, LLC DOES NOT WARRANT ANY OF THE INFORMATION PROVIDED ON THIS DEED.

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

THE MARIA ARACELY SANCHEZ REVOCABLE LIVING TRUST, DATED SEPTEMBER 24, 2024

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

THE NOUVEAU VENTURES REVOCABLE LIVING TRUST

hereinafter referred to as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

See Attached Exhibit "A"

This is unimproved property, known as: **610 21st Avenue N., Unit 310, Nashville, Tennessee 37203**
(House Number) (Street) (City) (State) (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 my hand this the 18th day of August, 2025.

Maria Sanchez

MARIA ARACELY SANCHEZ AS TRUSTEE FOR THE ~~NOURVEAU~~ NOUVEAU VENTURES REVOCABLE LIVING TRUST

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **MARIA SANCHEZ**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18 day of August, 2025.

My Commission expires:
3/6/29

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, **Maria Sanchez** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Trustee for **THE ~~NOURVEAU~~ NOUVEAU VENTURES REVOCABLE LIVING TRUST**, the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of **THE ~~NOURVEAU~~ NOUVEAU VENTURES REVOCABLE LIVING TRUST** by herself as Trustee.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of August, 2025.

My Commission Expires:
3/6/29

NOTARY PUBLIC

EXHIBIT 'A'

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 THE SAME PROPERTY CONVEYED TO MARIA SANCHEZ TRUSTEE FOR THE MARIA ARACELY SANCHEZ REVOCABLE LIVING TRUST DATED SEPTEMBER 24TH, 2024 BY QUITCLAIM DEED FROM MARIA SANCHEZ, RECORDED ON APRIL 21, 2025, OF RECORD IN INSTRUMENT NO. 20250421-0030347, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 August 18, 2025 (date of document)

Regina Sullo

Affiant Signature

November 21, 2025

Date

State Of TN

County of Davidson

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

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY CC 026

202511210093308