Karen Johnson Davidson County
Batch# 1386656 DEEDQC
02/27/2026 04:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260227-0015844

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This quitclaim deed was prepared without the benefit of a title search.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Fredy Rigoberto Mendez Lucas, and Henry Jeovanny Mendez Lucas 341 Bonnavue Drive Hermitage, TN 37076	NEW OWNERS	07408010700

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Fredy Rigoberto Mendez Lucas, married,** by these presents does hereby quitclaim and convey unto **Fredy Rigoberto Mendez Lucas, a married man, and Henry Jeovanny Mendez Lucas, a married man,** as Tenants in Common with each receiving a 50% share, their heirs, successors and assigns, all right, title and interest in and to the following described tract of land:

Being Lot 655 on the Plan of Hermitage Hills, Section VII, of Record in Plat Book 3300, Page 63, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Fredy Rigoberto Mendez Lucas, married man, from Rita F. Castleman by Warranty Deed dated October 7, 2021, and recorded October 18, 2021, in Instrument No. 20211018-0139302, Register's Office of Davidson County, Tennessee.

Commonly known as 341 Bonnavue Drive 37076

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 26th day of February 2026.

Affiant

My commission expires:
(Affix Seal)

Notary Public

SABRINA HERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 26th day of February 2026.

Fredy Rigoberto Mendez Lucas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Fredy Rigoberto Mendez Lucas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 26th day of February 2026.

Notary Public

My Commission Expires: 7-3-2028

SABRINA HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

IN WITNESS WHEREOF, the undersigned spouse has joined this Quitclaim Deed on this 26th day of February 2026, signing solely to waive, release and convey any and all homestead, marital or other equitable interest in the property to the Grantees contained herein.

Kayla Gail Mendez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Kayla Gail Mendez**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 26th day of February 2026.

Notary Public

My Commission Expires: 7-3-2028

SABRINA HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 2-26-2026

Affiant Signature

27th day of February, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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