QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1416734 DEEDQC
05/06/2026 11:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260506-0040794

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1st DAY OF May, 2026.

NOTARY PUBLIC

My Commission expires:

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
Sanchez Family Revocable Living Trust	SAME	075-05-0-090.00
219 Bonnavue Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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,

JOSE Y. SANCHEZ AKA JOSE Y. SANCHEZ-PEREZ, HERBERT ANTONIO SANCHEZ DURAN, AND IGNACIO YANELL SANCHEZ

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

SANCHEZ FAMILY 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 improved property, known as: **219 Bonnavue Drive, Hermitage, Tennessee 37076**
(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 1st day of May, 2026.

JOSE Y. SANCHEZ PEREZ HERBERT ANTONIO SANCHEZ DURAN IGNACIO YANELL SANCHEZ

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jose Y. Sanchez Perez**, 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 1 day of May, 2026.

My Commission expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Herbert Antonio Sanchez Duran**, 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 1 day of May, 2026.

My Commission expires: _____

STATE OF TENNESSEE NOTARY PUBLIC

_____
Notary Public

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Ignacio Yanell 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 1 day of May, 2026.

My Commission expires: _____

_____
Notary Public

EXHIBIT 'A'

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 956 ON THE PLAN OF HERMITAGE HILLS, SECTION VIII, AS OF RECORD IN BOOK 3600, PAGE 24, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT FRONTS 119.27 FEET ON THE WESTERLY SIDE OF BONNAVUE DRIVE AND RUNS BACK 143.9 FEET ON THE NORTHERLY LINE AND 163.95 FEET ON THE SOUTHERLY LINE TO A DEADLINE IN THE REAR ON WHICH IT MEASURES 58.55 FEET.

BEING THE SAME PROPERTY CONVEYED TO JOSE Y. SANCHEZ AKA JOSE Y. SANCHEZ-PEREZ, HERBERT ANTONIO SANCHEZ DURAN AND IGNACIO YANELL SANCHEZ BY QUITCLAIM DEED FROM JOSE Y. SANCHEZ, RECORDED ON JANUARY 6, 2021, OF RECORD IN INSTRUMENT NO. 20210106-0002241, 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 4/1/2026 (date of document)

Regina Sullo

Affiant Signature

5/6/26

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 6 day of May, 2026

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 COM... 9-2026

202605060040794