QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1416736 DEEDQC
05/06/2026 11:49:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260506-0040796

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	75-7-173
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,

HERBERT A. SANCHEZ DURAN, A SINGLE MAN, AND JOSE Y. SANCHEZ PEREZ, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

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: **4392 Baton Rouge 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.

HERBERT ANTONIO SANCHEZ DURAN

JOSE Y. SANCHEZ PEREZ

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 **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:

_____

_____
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

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:

_____

_____
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

EXHIBIT 'A'

BEING LOT NO. 88 ON THE PLAN OF HIGHLANDS OF TULIP GROVE, SECTION 4, AS OF RECORD IN BOOK 4860, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE DETAILED DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO HERBERT A. SANCHEZ DURAN, A SINGLE MAN, AND JOSE Y. SANCHEZ PEREZ, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, RECORDED ON NOVEMBER 14, 2024, OF RECORD IN INSTRUMENT NO. 20241114-0088966, 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)

Affiant Signature

5/6/26

Date

State Of TN

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY CO... 2026

202605060040796