This Document Prepared By:
Luis Alberto Alvarez and Ana Marilu Bonilla
After Recording, Return and
Mail Tax Statements To:
Luis Alberto Alvarez and Ana Marilu Bonilla,
1182 Rimrock Rd.
Smyrna, TN 37167

Karen Johnson
Batch # 1445715
07/14/2026 08:56:31 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260714-0063213

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, ANA BONILLA, unmarried and LUIS ALVAREZ, unmarried, the GRANTORS,

Whose mailing address is 1182 Rimrock Rd., Smyrna, TN 37167;

hereby conveys and quitclaims to

LUIS ALVAREZ **aka** LUIS ALBERTO ALVAREZ and ANA BONILLA **aka** ANA MARILU BONILLA, as co-Trustees of THE ALVAREZ BONILLA REVOCABLE LIVING TRUST, U/A dated April 18, 2026, the GRANTEE,

Whose mailing address is 1182 Rimrock Rd., Smyrna, TN 37167;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of **TN**:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as 4051 Apache Trl., Antioch TN 37013.

Assessor's Parcel Number: 148-15-0-002-00

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

April 18, 2026

ANA BONILLA,

LUIS ALVAREZ,

Witness Signatures:

Printed Name: Iliana Dinarte

Printed Name: Jasmine Rose Cruz

STATE OF TENNESSEE)
) ss.
Davidson County)

SANDRA DELAFUENTE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public ANA BONILLA and LUIS ALVAREZ, 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, at office,
This April 18, 2026.

NOTARY PUBLIC

My commission expires: My Commision Expires 09/07/2026

EXHIBIT "A"

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR WIT: PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 101, on the plan of Apache Hills, Section One, of record in Plat Book 3842, page 155, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to B.D. Sullivan and wife, June E. Sullivan, by Warranty Deed, from Trent Devault and wife, Tracy Marie Devault, of record in Book 10518, page 485, Dated June 30, 1997, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ana Bonilla, unmarried and Luis Alvarez, unmarried, by Warranty Deed, from B.D. Sullivan and wife, June E. Sullivan, dated September 24, 2007 as instrument number 20070927-0115210 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: The Plan of record in Plat Book 3842, page 155, Register's Office for DAVIDSON County, Tennessee. Restrictive covenants contained in an instrument of record in Book 4179, page 951 and Book 4454, page 301, Register's Office for DAVIDSON County, Tennessee. Subject to the flow of any stream across the subject property. Any and all visible easements lying on or across the property.

This is property known as 4051 Apache Trail, Antioch, TN 37013.