Karen Johnson Davidson County
Batch# 1464979 DEEDQC
08/27/2026 02:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260827-0079782

This instrument prepared by:
Smith.Sholar.Milliken.Matthews.PLLC
1164 Nashville Pike
Gallatin, TN 37066
Q26-26639

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. *ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.*

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Munanyo LLC	(NAME) SAME AS NEW OWNER	050-07-0A-013-00 CO
(STREET ADDRESS) 21942 East Bonanza Way		
(CITY) (STATE) (ZIP) Queen Creek, AZ 85142	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Romeo Baca, an unmarried man,** Grantor, does hereby quitclaim and convey unto **Munanyo LLC, an Arizona Limited Liability Company**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 13, on the plan of SKYRIDGE PUD Subdivision, Phase 5, as shown on the plat of record in Instrument No. 20241023-0082282, Register's Office for Davidson County, Tennessee, reference to which is hereby made fore a more complete description.

BEING the same property conveyed to Romeo Baca, an unmarried man, from Meritage Homes of Tennessee, Inc., an Arizona corporation, by Special Warranty Deed dated June 16, 2025, filed of record on June 17, 2025 in Instrument No. 20250617-0047360, Register's Office for Davidson County, Tennessee.

The property is commonly known as:3889 Northbrook Drive, Nashville, TN 37207

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 20th day of August, 2026.

Brittany L. Jones
Affiant

My commission expires: 1/30/29

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

20260827-0079782

Witness my hand this 20 day of August, 2026.

Romeo Baca

STATE OF ARIZONA
COUNTY OF Maricopa

On this 20 day of August, 2026, before me personally appeared Romeo Baca, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal this 20 day of August, 2026.

Notary Public

My Commission Expires: 4/8/29

TAMI BOWLES
Notary Public - State of Arizona
PINAL COUNTY
Commission # 683575
Expires April 8, 2029

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 8/20/26 (date of document).

Affiant Signature

8/20/26

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 20th day of August, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29

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