BILL GARRETT, Davidson County
Trans:T20160056656 DEEDQC
Recvd: 07/01/16 16:02 2 pgs
Fees:12.00 Taxes:0.00
20160701-0068029

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY Donald K. Byrd, The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Arturo and Virginia Villalba Living Trust dated May 9, 2016, c/o Arturo and Virginia Villalba, as co-Trustees** **6953 Harpeth Glen Trace** **Nashville, TN 37221**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: **MAP 142-06-0-A17.200CO**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

ARTURO VILLALBA and wife, VIRGINIA VILLALBA

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

Arturo Villalba and Virginia Villalba, Co-Trustees of the Arturo and Virginia Villalba Living Trust dated May 9, 2016

HEREINAFTER called the GRANTEES, his heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Building No. 19 UNIT No. 172, on the plan of "Peppertree" Creekside Condominiums, according to the Master Deed of record in Book 4834, page 257, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 4675, page 128 to 130, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Virginia Villalba and husband Arturo Villalba by quitclaim deed from Asset Preservation, Inc., of record in Instrument No.: 20160610-0059111, Register's Office for Davidson County, Tennessee, and by warranty deed from Naum Kharats and wife Yelena Kharats, of record in Instrument No.: 20051202-0145179 and re-recorded in Instrument No.: 20060105-0001551, Register's Office for Davidson County, Tennessee.

Subject to all easements, covenants, conditions, reservations, leases and restrictions of record, all legal highways, all rights of way, all zoning, building and other laws, ordinances and regulations, all rights of tenants in possession, and all real estate taxes and assessments not yet due and payable.

The Grantees herein are conveying their interest in the property. Asset Preservation, Inc. still retains its interest in the property.

This is improved property known as **810 Bellevue Road #172, Nashville, TN 37221.**

WITNESS MY HAND this the 29th day of June, 2016.

ARTURO VILLALBA

VIRGINIA VILLALBA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, **ARTURO VILLALBA and wife, VIRGINIA VILLALBA,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 29th day of June, 2016.



Donald K. Byrd
NOTARY PUBLIC
My Commission Expires:

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 29th day of June, 2016.



Donald K. Byrd
NOTARY PUBLIC
My Commission Expires: