This Instrument Prepared by:
FRANK E. MONDELLI, SR.
Attorney at Law
603 Woodland Street
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Bill Garrett Davidson County
Batch# 53261 DEEDQC
01/30/2018 03:52:08 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180130-0009591

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**PARCEL ID NO:**
Cain Villegas 145 Ocala Dr. Antioch, TN 37013	Same	162-6 Parcel 363

FOR AND IN CONSIDERATION of $0.00 and other good and valuable consideration, We, **PEDRO VILLEGAS and wife, SILVERIA SOTO DE VILLEGAS,** by these presents do hereby quitclaim and convey unto **CAIN VILLEGAS SOTO,** and his heirs, successors and assigns, all our right, title and interest in and to the following described tract of land:

BEING Lot 47, on the Plan of Bess Estates, Section I, of Record and Plat Book 4460, Page 154, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Pedro Villegas and Silveria Soto De Villegas by Quit Claim Deed from Juan Villegas of record in Book 9397, Page 987, Register's Office for Davidson County, Tennessee.

This Deed is prepared from information of prior deeds furnished by the Grantee without the benefit of a survey; additionally, a title search has not been performed nor has there been a title opinion given in regards to this property transfer.

This is improved property known as 145 Ocala Drive, Antioch, TN 37013.

Witness my hand this 2nd day of October, 2017.

Pedro Villegas R
PEDRO VILLEGAS

Silveria Soto de Villegas
SILVERIA SOTO DE VILLEGAS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainers, PEDRO VILLEGAS and SILVERIA SOTO DE VILLEGAS, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of October, 2017.

FRANK E. MONDELLI SR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC **SEAL**
My Commission Expires: 8/20/19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $1.00.

Cain Villegas
AFFIANT

Sworn to and subscribed before me this 2nd day of October, 2017.

FRANK E. MONDELLI SR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC **SEAL**
My Commission expires: 8/20/19