Karen Y Johnson Davidson County
Batch# 167693 DEEDQC
11/28/2018 10:16:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20181128-0115928

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0.

Cain Villegas
Affiant

Subscribed and sworn to before me, this 26th day of November, 2018.

Notary Public

My commission expires: 10/17/21

LAUREN JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 10-17-2021

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR STREET, SUITE 100
MURFREESBORO, TN 37129

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cain Villegas Soto	**SAME**	**162.03-0-307.00**
512 Tuscarora Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **JUAN VILLEGAS-SOTO, A MARRIED MAN** " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **CAIN VILLEGAS-SOTO, A MARRIED MAN,** called "GRANTEE(S)", his successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **DAVIDSON** County, State of **Tennessee,** described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 147 on the Plan of Haywood Hills, Section 3, of record in Book 4460, pages 164 and 165, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Juan Villegas-Soto, a married man by Luan J. Garcia, unmarried, Leticia Moya Garcia, unmarried and Jose L. Garcia, unmarried by Warranty Deed recorded July 28, 2018 and recorded as Instrument Number 20100728-0059227, Register's Office of Davidson County. **Subject property was never the sole principal residence of said Grantor, spouse, heirs, nor assigns.**

This is **improved** property known as **512 TUSCARORA DRIVE, ANTIOCH, TN 37013.**

WITNESS my/our hand(s) this 21st day of November, 2018.

Juan Villegas-S

JUAN VILLEGAS-SOTO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of NOVEMBER, 2018, before me personally appeared, JUAN VILLEGAS-SOTO, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person(s) free act and deed.

Notary Public

My Commission Expires: 10/17/21

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021