This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive,
Building 200, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 463462 DEEDQC
08/25/2020 03:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200825-0096351

State of TENNESSEE
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 11TH day of AUGUST, 2020.

Notary Public

My Commission expires: 3/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
CAIN VILLEGAS SOTO AND OLGA DELGADO ZARAGOZA
145 Ocala Dr, Antioch, TN 37013

SEND TAX BILLS TO:
Property Owner

TAX ID: 16206036300

QUITCLAIM DEED

20NT01189

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

CAIN VILLEGAS SOTO AND OLGA DELGADO ZARAGOZA, HUSBAND AND WIFE

By these presents do remise, release and **QUITCLAIM** unto

CAIN VILLEGAS SOTO AND OLGA DELGADO ZARAGOZA, HUSBAND AND WIFE

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

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 Cain Villegas Soto, by Quitclaim Deed from Pedro Villegas and wife, Silveria Soto de Villegas, dated 10/02/2017 and recorded 01/30/2018 as Instrument No. 20180130-0009591, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 145 Ocala Dr, Antioch, TN 37013

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 11th day of AUGUST, 2020.

Cain Villegas Soto
CAIN VILLEGAS SOTO

Olga Delgado Zaragoza
OLGA DELGADO ZARAGOZA

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **CAIN VILLEGAS SOTO AND OLGA DELGADO ZARAGOZA,** the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 11th day of AUGUST, 2020

Notary Public
My Commission expires: 3/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202008250096351

Certificate of Authenticity

I, Jill Neely **do hereby make oath that I am a license attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.**

Jill Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones**, a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires:_____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2024