Karen Johnson Davidson County
Batch# 620042 DEEDQC
04/21/2021 10:39:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210421-0053260

X-0451

QUITCLAIM DEED

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 5th day of April, 2021.

Notary Public

My commission expires: 7/9/24

(AFFIX SEAL)

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joseph A. Villalobos	**"New Owner(s)"**	**174-11A-417co**
2449 Haskell Drive		
Cane Ridge, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Joseph A. Villalobos and Ana E. Villalobos, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Marco Villalobos and Natalie Villalobos, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being all of Lot no. 399 on the Plan of Final Plat cluster-Lot Subdivision, Cane Ridge Farms, Phase Six, Section Two, as shown by plat appearing of record in Instrument No. 20060216-0018813 and amended in Instrument No. 20060531-0063598, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

BEING all of the same property conveyed to Joseph A. Villalobos and Ana E. Villalobos, husband and wife by Warranty Deed dated April 30, 2015 from Jonathan P. Martin and wife, Molly S. Martin, of record in Instrument No. 20150504-0040110, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is improved property, known as: **2449 Haskell Drive, Cane Ridge, TN 37013**

Witness my/our hand(s) this 9 day of **April, 2021.**

Joseph A. Villalobos

Ana E. Villalobos

STATE OF Nevada)
COUNTY OF Clark.)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the v
Joseph A. Villalobos and Ana E. Villalobos, the bargainors, with whom I am personally acquainted
me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for
therein contained.

Witness my hand and official seal at N. Las Vegas (city), Nevada (state), this _
April, 2021.

Notary Public

TINA HOWARD
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 02-01-23
Certificate No: 89-1485-1

My Commission Expires: 2/1/2023