THIS DOCUMENT PREPARED BY/FOR
MAIL TAXES TO:
Christian & Claudia Virgen
6645 Shadyview Drive
Antioch TN 37013

Karen Johnson Davidson County
Batch# 654368 DEEDQC
06/10/2021 01:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210610-0078439

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QUITCLAIM DEED

Correcting Name Transaction Exempt from Transfer Tax per T.C.A. 67-4-409 (A)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE DOLLARS ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Christian A. Virgen Villa and Claudia L. Lopez Flores n/k/a Claudia L. Virgen,** hereinafter referred to as "Grantor", does hereby remise, release, sell, convey and quitclaim unto **Christian A. Virgen Villa and Claudia L. Virgen, as Tenants by the Entirety** of 6645 Shadyview Drive, Antioch TN 37013, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Antioch, County of Davidson, State of Tennessee,** to-wit:

Land in Davidson County, Tennessee, being all of lot no. 287, on the plan of Hickory Woods Estates, Section "C", as shown by plat appearing of Record in Plat Book 6900, Pages 885-887, of The Register's Office of Davidson County, Tennessee, to which Plat reference is Hereby Made for more complete details of said lot.

This conveyance is subject to restrictive covenants of record in book 9678, page 187, Register's office for Davidson County, Tennessee.

And further subject to all matters of record.

Being the same property as conveyed to Christian A. Virgen Villa and Claudia L. Lopez Flores from Christian A. Virgen Villa recorded 6/1/2018 as Document #20180601-0052260, Davidson County, Tennessee.

Parcel ID No: 176 05 0A 084.00

Also known by street and number as: **6645 Shadyview Drive, Antioch TN 37013**

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

WITNESS Grantor's hand this 25th day of May, 2021.

Christian A. Virgen Villa

Claudia L. Lopez Flores n/k/a Claudia L. Virgen

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of May, 2021, before me, the undersigned officer, personally appeared **Christian A. Virgen Villa and Claudia L. Lopez Flores n/k/a Claudia L. Virgen**, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the use and purposes therein mentioned.

ANGEL BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission expires: 2/20/2023

Affidavit of Value

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Christian A. Virgen Villa

Claudia L. Lopez Flores n/k/a Claudia L. Virgen

State of Tennessee
County of Davidson

Subscribed and sworn before me this 25th day of May, 2021.

Notary Public

My Commission expires: 2/20/2023

ANGEL BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Nichole Miller, do hereby make oath that I am a licensed attorney and/or the 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.

Nichole Miller
Signature

State of FL

County of BREVARD

Personally appeared before me, Matthew Eubanks a notary public for this county andstate, Nichole Miller who acknowledges that this certification ofan electronic document is true and correct and whose signature I have witnessed.

Matthew Eubanks
Notary's Signature

My Commission Expires: 02/03/2025
Notary' Seal (if\on paper)

MATTHEW EUBANKS
Notary Public - State of Florida
Commission # HH 089089
My Comm. Expires Feb 3, 2025
Bonded through National Notary Assn.