Prepared by: Timothy J Gudmundson, Attorney (BPR #028079)
Law Office of Melissa Anderson
P.O. Box 17977
Nashville, Tennessee 37217
(615) 750-5886

QUITCLAIM DEED

Grantor: Pedro S. Villegas, Jr.,
145 Ocalla Drive
Antioch, TN 37013

Map 150-7 Parcel 267

Grantee: Rosa Galaviz Puentes
f/ka/a "Rosa G. Villegas"
3306 Oak Trees Ct.
Antioch, TN 37013

3306 Oak Trees Ct. Antioch, TN

Person or agency responsible for payment of taxes:

Name: Grantee
Address: Same as above

OATH

I, or we, hereby swear or affirm that the actual consideration for this transfer, is $ 1.00 and other good consideration.

Affiant

Sworn to and subscribed before me this the 17 day of June, 2021.

Notary Public or Register

TIMOTHY J GUDMUNDSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires:

RECORDING DATA

Karen Johnson Davidson County
Batch# 659723 DEEDQC
06/18/2021 11:26:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210618-0082546

KNOW ALL MEN BY THESE PRESENTS that PEDRO S. VILLEGAS, JR., Grantor, for and in consideration of the sum of One Dollars ($1.00) and other good consideration, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto ROSA GALAVIZ PUENTES (f/k/a "ROSA G. VILLEGAS"), her heirs, Executors, administrators, successors, representatives and assigns, Grantee, his entire right, title and interest in and to one (1) parcel in Davidson County, Tennessee, described as follows, to wit:

BEING Lot No. 57A, Zone Lot Division of Lots 51, 56 and 57, on the Plan of Lakeshore Woods,

Section 2, of record in Plat Book 6250, Page 608, 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 S. Villegas, Jr. and Rosa G. Villegas, by deed from Gerald S. Buntner and wife, Maria T. Buntner of record in Book 9495, Page 164, Register's Office for Davidson County, Tennessee.

Being the same property for which a Trust Deed Release was recorded on January 28, 2016, No. 20160128-0008210.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 6230, Page 385; Book 6063, Page 351, Book 6112, Page 546 and such easements and setback lines of record in Plat Book 5200, Page 608, and as amended in Book 6250, Page 508, said Register's Office.

THIS INSTRUMENT and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 3306 Pak Trees Court, Antioch, TN 37013.

WITNESS my hand this 17 day of June, 2021.

Pedro Villegas

PEDRO S. VILLEGAS, JR.

Before me, the undersigned authority, personally appeared the within named bargainor, PEDRO S. VILLEGAS, JR., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in said State and County this the 17 day of June, 2021.

T. G.

NOTARY PUBLIC

TIMOTHY J GUDMUNDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 03/07/2023

THIS QUITCLAIM DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND WAS BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES INVOLVED. THEREFORE, PREPARER MAKES NO WARRANTY AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN, OR AS TO THE ACCURACY OF FURNISHED INFORMATION.