Name and Address of New Owner:
Igor I. Aguilar
317 Oakview Drive
Nashville, TN 37207

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 682720 DEEDQC
07/23/2021 01:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210723-0099245

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 05015020800

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lidia Mejia-Portillo, an unmarried woman**,"the Grantor," convey and quitclaim unto **Igor I. Aguilar, an unmarried man,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 54 ON THE PLAN OF SKY VIEW SUBDIVISION OF RECORD IN PLAT BOOK 2331, PAGES 54 AND 55, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO IGOR I. AGUILAR, AN UNMARRIED MAN, AND LIDIA MEJIA-PORTILLO, UN UNMARRIED WOMAN, BY WARRANTY DEED FROM AMANDA DEAN, SUCCESSOR TURSTEE OF THE 317 OAKVIEW DR. TRUST, RECORDED ON JANUARY 23, 2020, OF RECORD IN INSTRUMENT NO. 20200123-0008623, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO JOSH TERRY, TRUSTEE OF THE 317 OAKVIEW DR TRUST, BY WARRANTY DEED FROM KATHERINE J. STEVENSON, RECORDED ON SEPTEMBER 12, 2019, OF RECORD IN INSTRUMENT NO. 20190912-0092608, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO KATHERINE J. STEVENSON BY WARRANTY DEED FROM KIMBERLY M. PATTERSON, UNMARRIED, RECORDED ON MAY 15, 2007, OF RECORD IN INSTRUMENT NO. 20070515-0057967, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 317 OAKVIEW DR., NASHVILLE, TN 37207.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 2 day of July, 2021.

_____(SEAL)
Lidia Mejia- Portillo

STATE OF ~~TENNESSEE~~ NORTH CAROLINA)
COUNTY OF ~~DAVIDSON~~ MECKLENBURG)

Personally appeared before me, a Notary Public in and for said State and County, Lidia Mejia-Portillo, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of July, 2021.

TAKESHA LEE PRATHER
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires Sep. 09, 2023

Takesha Lee Prather
Notary Public
My commission expires: Sep. 9, 2023

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ NORTH CAROLINA)
COUNTY OF ~~DAVIDSON~~ MECKLENBURG)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, ~~which amount~~ is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 2nd day of July, 2021.

Takesha Lee Prather
Notary Public
My commission expires: Sep. 9, 2023

TAKESHA LEE PRATHER
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires Sep. 09, 2023

File # 2021-2971

Tennessee Certification of Electronic Document

I, John A Bell, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 2, 2021 (date of document).

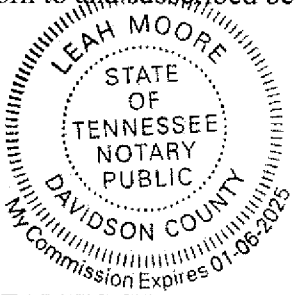
Regina Sullo
Affiant Signature

July 19, 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 19 day of July, 2021.



Leah Moore
Notary's Signature

MY COMMISSION EXPIRES: 01-06-2025

NOTARY'S SEAL