AFTER RECORDING RETURN TO:
Old Republic Title
530 S Main St Ste 1061
Akron, OH 44311
File No. 01-21040912

Karen Johnson Davidson County
Batch# 732083 DEEDQC
10/08/2021 02:49:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20211008-0135808

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 161100A08200CO

QUIT CLAIM DEED

THIS DEED made and entered into on this 24 day of May, 2021, by and between **ABRAHAM MARTIN VARGAS, AN UNMARRIED MAN AND ASHLEY A. VARGAS, AN UNMARRIED WOMAN, WHO ACQUIRED TITLE AS HUSBAND AND WIFE**, a mailing address of 5445 VILLAGE WAY, NASHVILLE, TN 37211-6239, hereinafter referred to as Grantor(s) and **ASHLEY A. VARGAS, AN UNMARRIED WOMAN**, a mailing address of 5445 VILLAGE WAY, NASHVILLE, TN 37211-6239, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 5445 VILLAGE WAY, NASHVILLE, TN 37211-6239

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under DOCUMENT NUMBER: 20170802-0078345, recorded on 08/02/2017 in DAVIDSON County, TENNESSEE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

ASHLEY A. VARGAS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, ASHLEY A. VARGAS, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Goodlettsville, this 24th day of May, 2021.

Cathy J Schaefer
Notary Public
My Commission expires: 3/6/2024

CATHY J. SCHAEFER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

ABRAHAM MARTIN VARGAS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, ABRAHAM MARTIN VARGAS, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Home, this 24th day of May, 2021.

Cathy J Schaefer
Notary Public
My Commission expires: 3/6/2024

CATHY J. SCHAEFER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

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

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 24th day of May, 2021.

Notary Public
My Commission Expires: 3/6/2024

CATHY J. SCHAEFER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

ASHLEY A. VARGAS
5445 VILLAGE WAY
NASHVILLE, TN 37211-6239

Name and address of property owner:

ASHLEY A. VARGAS
5445 VILLAGE WAY
NASHVILLE, TN 37211-6239

EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

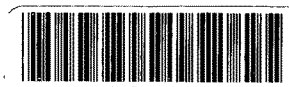
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6 ON THE PLAN OF PHASE ONE, VILLAGES OF BRENTWOOD OF RECORD IN PLAT BOOK 5200, PAGE 613, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

TAX ID NO: 161100A08200CO

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: JENNIFER SPRADLIN, MARRIED AND DONALD HOHENBRINK, MARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
GRANTEE: ABRAHAM MARTIN VARGAS AND ASHLEY A. VARGAS, HUSBAND AND WIFE
DATED: 07/27/2017
RECORDED: 08/02/2017
DOC#/BOOK-PAGE: 20170802-0078345

PROPERTY COMMONLY KNOWN AS: 5445 VILLAGE WAY, NASHVILLE, TN 37211-6239



U07809730
'821 5/27/2021 81989273/3

True Copy Certification

I, ***Carrie Atkinson***, 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 May 24, 2021

10/06/2021

Signature

State of Ohio

County of Summit

Sworn to and subscribed before me 6th day of October 2021

Notary's Signature

My Commission Expires: 05-18-25

KELLY S REED
Notary Public
State of Ohio
My Comm. Expires
May 18, 2025