Karen Johnson Davidson County
Batch# 796416 DEEDQC
01/27/2022 02:42:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20220127-0010114

After Recording, Return To:
Return To:
Inspire Closing Services, LLC
420 Rouser Road, Suite 500
Moon Township, PA 15108
(877) 901-1629 111 5176

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Light Elizabeth Sayles, 6601 WILHUGH PL., NASHVILLE, TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 10208008700

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(3)(E): Are domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties

Light Elizabeth Sayles, unmarried, and **Salvador Vargas Rodriguez**, unmarried, a formerly married couple who are now divorced pursuant to the Final Decree of Divorce filed in Davidson County, Tennessee in Case No. 20D1567 on 09/23/2021, hereinafter grantors, whose tax-mailing address is **6601 WILHUGH PL., NASHVILLE, TN 37209**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Light Elizabeth Sayles**, an unmarried woman, hereinafter grantee, whose tax mailing address is **6601 WILHUGH PL., NASHVILLE, TN 37209**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded at Instrument No. 20160719-0074118 in the Register's Office of Davidson County, Tennessee, recorded on 07/19/2016.

Parcel ID: 10208008700

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on October 28, 2021:

Light Elizabeth Sayles

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on October 28, 2021 by **Light Elizabeth Sayles** who is personally known to me or have produced TN driver's license as identification, and furthermore, the aforementioned persons has acknowledged that his/her signatures were his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

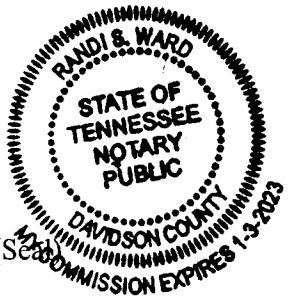
RANDI S. WARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

State of Tennessee
County of Davidson

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 .

Subscribed and sworn to before me

This 28th day of October, 2021.



(Seal)

Affiant

Light Sayles
Print Name

Randi Ward
Notary Public

My commission expires:
1/3/23

Randi Ward
Print Name

CTIC# _____

Executed by the undersigned on November 4, 2021:



Salvador Vargas Rodriguez

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on November 4th, 2021 by **Salvador Vargas Rodriguez** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned persons has acknowledged that his/her signatures were his/her free and voluntary act for the purposes set forth in this instrument.

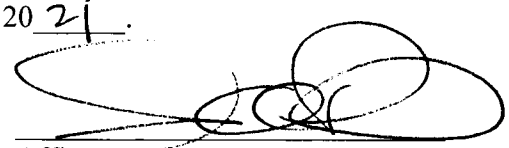
Notary Public
commission expires:
September 8, 2025

State of Tennessee
County of Davidson

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 $ Ø .

Subscribed and sworn to before me

This 04 day of November, 2021.



~~Affiant~~

SALVADOR VARGAS RODRIGUEZ
Print Name

(Seal)

Notary Public

My commission expires:

Sept 8, 2025

Elicia Larribas
Print Name

CTIC# _____

Exhibit A

File No.: 1115176

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Horton Heights, Section VII, of record in Plat Book 2133, Page 25, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Southwesterly margin of Hillwood Boulevard, at the corner of Lot Nos. 71 and 72; thence with the line between said two lots, Southwestwardly 151.6 feet; thence North 41 degrees 21' West 170.8 feet to the Southeasterly margin of Wilhugh Place; thence with said Place, Northeastwardly 105.8 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, in an Easterly direction 36.9 feet to the Southwesterly margin of Hillwood Boulevard; thence with said Boulevard, Southeastwardly 117.7 feet to the beginning.

Being the same property as conveyed from Tia L. Scully and Adam M. Skully, wife and husband to Light Elizabeth Sayles and Salvador Vargas Rodriguez, wife and husband as set forth in Deed Instrument #20160719-0074118 dated 07/15/2016, recorded 07/19/2016, DAVIDSON County, TENNESSEE.

Tax ID: 10208008700

Tennessee Certification of Electronic Document

I, EARL BOYD II, 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 **10/28/2021** (date of document).

Affiant Signature

01/19/2022

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this **19th** day of **January**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 09/10/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Matthew S. Darcangelo, Notary Public
Allegheny County
My commission expires September 10, 2022
Commission number 1340136
Member, Pennsylvania Association of Notaries