Karen Johnson Davidson County
Batch# 800939 DEEDQC
02/07/2022 10:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220207-0013717

Name and Address of New Owner:
Julio Cesar Villanueva Hernandez and Elizabeth Berenice Rodriguez Alonso
313 Rose Street
Nashville, TN 37210

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 11901029800

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, **Julio Cesar Villanueva Hernandez, unmarried,** "the Grantor," convey and quitclaim unto **Julio Cesar Villanueva Hernandez and Elizabeth Berenice Rodriguez Alonso, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 139, on the Plan of Overhill City and W. H. Fox Subdivision of Blocks Nos. 14, 15, 16, 20, 21, 29 and 30 Cumberland Nurseries, as shown on plat of record in Plat Book 332, Page 21, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Julio Cesar Villanueva Hernandez, unmarried by Warranty Deed from Guadalupe Villanueva, unmarried, dated September 27, 2021, of record in Instrument No. 20210929-0131274, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 313 Rose Street, Nashville TN 37210

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 __ day of January, 2022.

Julio Cesar Villanueva Hernandez (SEAL)
Julio Cesar Villanueva Hernandez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26 day of January, 2022, before me personally appeared **Julio Cesar Villanueva Hernandez**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26 day of January, 2022.

Notary Signature
My commission expires:

GREG FAIRSETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

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 $**0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Julio Cesar Villanueva Hernandez
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 26 day of January, 2022.

Notary Signature
My commission expires:

GREG FAIRSETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

202202070013717

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 1.26.22 (date of document).

Connie Taylor
Affiant Signature

1.26.2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 05/09/2023

NOTARY PUBLIC

WILLIAM CASTLEMAN JR.
NOTARY PUBLIC
DAVIDSON COUNTY

202202070013717