RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 812189 DEEDQC
02/28/2022 09:44:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220228-0022129

This Instrument Prepared By:
D. Dylan Potter, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL:
David Villa 210 Croleywood Lane Nashville, TN 37209	New Owner	090-12-0Q-010-00

KNOW ALL MEN BY THESE PRESENTS THAT FOR THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, CASH IN HAND PAID WE, **ANDREW CHARLES VILLA, JR. AND RENEE MARIE VILLA, TRUSTEES OF THE VILLA FAMILY TRUST DATED JUNE 28, 2006** do hereby quitclaim and by these presents do transfer and convey all of its right, title and interest unto **DAVID VILLA, UNMARRIED** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit TH03, as established in Declaration of Covenants, Conditions and Restrictions for Charlotte Parkside, a Horizontal Property Regime with Private Elements of record in Instrument No. 20161011-0107421, as amended in Instrument No. 20161017-0109431 and in Instrument No. 20180130-0009606, in the Register's Office for Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to David Villa, unmarried and Andrew Charles Villa, Jr. and Renee Marie Villa, Trustees of the Villa Family Trust, dated June 28, 2006 as tenants in common by Warranty Deed from Q & A Holdings, GP, a Tennessee general partnership, recorded on the 23rd day of August, 2021 of record in Instrument No. 20210823-0113673 in the Register's Office for Davidson County, Tennessee.

This improved property known as 210 Croleywood Lane, Nashville, TN 37209

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

BOX 10-A

IN WITNESS WHEREOF, I have hereunto set my hand on this the 11 day of February, 2022.

The Villa Family Trust

BY: _____
Andrew Charles Villa, Jr., Trustee

The Villa Family Trust

BY: Renee Marie Villa
Renee Marie Villa, Trustee

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF Maricopa

Before me, the undersigned notary public of aforesaid county and state, personally appeared Andrew Charles Villa, Jr. and Renee Marie Villa with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the trustees of The Villa Family Trust dated June 28, 2006, the within named bargainor, and that themselves as trustees, further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand and seal on this 11th day of February, 2022.

Notary Public

My Commission Expires: 02/13/2025

RYAN ROBINSON
Notary Public - Arizona
Maricopa County
Commission # 596743
My Commission Expires February 13, 2025

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 16th day of February, 2022.

Notary Public

My Commission Expires: _____

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022