Karen Johnson Davidson County
Batch# 827489 DEEDQC
03/24/2022 09:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220324-0033831

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Angelina Villicana 7213 Wild Apple Court Antioch, TN 37013	NEW OWNER	182-12-0A-127.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Carlos S. Villicana, an unmarried man,** by these presents does hereby quitclaim and convey unto **Angelina Khadartseva NKA Angelina Villicana, an unmarried woman,** her heirs, successors and assigns, all of his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 232 on the Plan of Section 5, Apple Valley of record in Plat at Instrument No. 20060315-0029579, 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 Angelina Khadartseva and Carlos S. Villicana, joint tenants by Warranty deed from Daniel Wright, a single man of record in Instrument No. 20160729-0078219 Register's Office for Davidson County, Tennessee, dated July 27, 2016 and recorded on July 29, 2016. (Value of consideration shown in aforementioned deed $258,000.00.) Being also known as 7213 Wild Apple Court Antioch, Tennessee 37013.

Being also known as 7213 Wild Apple Court, Antioch, Tennessee 37013.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 8th day of March, 2022.

Affiant

My commission expires:

MEREDITH MALLOY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 8th day of March, 2022.

Carlos S. Villicana

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Carlos S. Villicana**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 8th day of March, 2022

My Commission Expires:

MEREDITH MALLOY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Notary Public

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 3/16/2022 (date ~~of document~~).

Affiant Signature

3/16/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 16th day of March 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025