Karen Johnson Davidson County
Batch# 914950 DEEDQC
09/09/2022 12:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220909-0101227

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $-0. Eusebio Villarreal
Affiant

Subscribed and sworn to before me, this 7 day of September 2022.

Notary Public

My commission expires: 10/2/2023

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jose de Jesus Garza Villarreal	**New Owner**	**162-13-143.00**
336 Cedarview Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Eusebio Villareal and wife, Yolanda Rocha, "** GRANTOR(S)", by these presents, do hereby quitclaim and convey unto **Jose de Jesus Garza Villarreal and wife, Bertha Lidia Gonzalez Suarez ,** herein called "GRANTEE(S)", their successors, heirs and assigns all of their right, title and interest in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

Land in Davidson County, Tennessee, being Lot No. 12, Section 1, Dreamland Estates Southeast, of record in Book 5200, pages 646 and 647, Register's office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Eusebio Villarreal and wife, Yolanda Rochas, and Jose De Jesus, a single man, by Warranty Deed from Austin Lee Thompson and wife, Cassandra A. Thompson dated February 27, 2006, and found of record as Instrument No. 20060303-0025090, Register's Office for Davidson County, Tennessee.

Jose De Jesus and Jose de Jesus Garza Villarreal being one and the same person.

This is **improved** property known as: **336 Cedarview Drive, Nashville, TN 37211.**

WITNESS my/our hand(s) this 7 day of September, 2022.

Eusebio Villareal

Eusebio Villareal

Yolanda Rocha

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Eusebio Villareal and Yolanda Rocha,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of September, 2022.

Notary Public

My Commission Expires: 10/2/2023

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

Certificate of Authenticity

I, Jennifer Russell, 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 9/7/2022.

Date

Jennifer Russell

Affiant Signature

9/9/22

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 9th day of September, 2022.

Notary's Signature

My Commission Expires: 10/21/2024

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.