Karen Johnson Davidson County
Batch# 944338 DEEDQC
11/23/2022 10:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221123-0124011

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Kelly Ray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF November, 2022.

WHITNEY DUBOIS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lizbeth Vacar-Flores	Same	**MAP & PARCEL** 162 02 0 153.00
4029 Darlene Drive Antioch, Tennessee 37013	Same	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, IVAN VILLAVICENCIO, a single man, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO, LIZBETH VACAR-FLORES, a single woman, HEREINAFTER CALLED A GRANTEE(S), all of my ownership interest in A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS:

Land in Davidson County, Tennessee, being Lot No. 154, on the Plan of Colewood Acres, Section 2, of record in Plat Book 3700, Page 135, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ivan Villavicencio and Lizbeth Vacar-Flores, husband and wife, by Warranty Deed from Ashleigh Elain McKinzie and Chevy Dale McKinzie, wife and husband, of record in Instrument No. 20190415-0033913, in the Register's Office of Davidson County, Tennessee, dated April 12, 2019, and recorded on April 15, 2019.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 10th day of November 2022.

GRANTOR:

Ivan Villavicencio

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this the 10 day of November, 2022, before me personally appeared Ivan Villavicencio, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 05.21.2025

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Certificate of Authenticity

I, Holly Ray, 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 11/10/22.

Date

Holly Ray

Affiant Signature

11/10/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of November, 2022.

Notary's Signature

My Commission Expires: 05.21.2025

Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY