This Form furnished by:
SIEW-LING SHEA, ATTORNEY
ROGERS, SHEA & SPANOS
2205 STATE STREET
NASHVILLE, TENNESSEE 37203
(615) 320-0600 (Telephone)

Karen Johnson Davidson County
Batch# 951779 DEEDQC
12/15/2022 10:05:05 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221215-0129790

FROM:
RUTH ELIZABETH STEIN

TO:
SERGIO GABINO AGUILAR

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Sergio Gabino Aguilar 118 Westfield Drive Nashville, Tennessee 37221	Sergio Gabino Aguilar 118 Westfield Drive Nashville, TN 37221	Parcel ID: 128-13-0A-118.00-CO

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
None because it is pursuant to a Final Decree of Divorce in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 21D-1876

SERGIO GABINO AGUILAR

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH, DAY OF December, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/3/2025.

(AFFIX SEAL)

ELIZABETH A. GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This Instrument Prepared By:

SIEW-LING SHEA, ATTORNEY
ROGERS, SHEA & SPANOS
2205 STATE STREET,
NASHVILLE, TN 37203.
(615) 320-0600 (Telephone)

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Warranty Deed of record in the Register of Deeds, Davidson County, Tennessee. No title examination has been made and the law firm of Rogers, Shea & Spanos shall have no liability for the status of the title to the property or the accuracy of such information.

I, RUTH ELIZABETH STEIN, do hereby Quitclaim to SERGIO GABINO AGUILAR, all my interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LEGAL DESCRIPTION:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit 118 of the Westfield Condominiums, (formerly The Hamlet) a horizontal property regime, pursuant to plat and record in Book 6250, Page 590 and the first revision thereof in Book 6250, Page 748, as further shown and described in an amended document of record in Book 6831, Page 982, all in the Register's Office for Davidson County, Tennessee, which plat and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Howard E. Locke, Jr. and wife, Gayle Locke by Warranty deed from Victor Luke Norman and wife, Sarah Bush-Norman of record in Instrument No. 20041230-0154592 Register's Office for Davidson County, Tennessee, dated December 22, 2004 and recorded on December 30, 2004.

Being the same property conveyed to Sergio Gabino Aguilar and wife, Ruth Elizabeth Stein, by Warranty Deed from Howard E. Locke, Jr. and wife, Gayle Locke of record in Instrument No. 20180212-0013865 Register's Office for Davidson County, Tennessee, dated February 9, 2018, and recorded on February 12, 2018.

The conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree of Divorce entered in the Circuit Court of Davidson County, Tennessee, Docket No. 21D-1876.

This is improved real property known as: 118 Westfield Drive, Nashville, Tennessee 37221.

IN WITNESS WHEREOF I have hereunto set my hand on this the 12 day of December, 2022.

RUTH ELIZABETH STEIN

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, SIEW-LING SHEA, a Notary Public in and for said County and State, the within named, **RUTH ELIZABETH STEIN**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 12th day of December, 2022.

NOTARY PUBLIC

SIEW-LING SHEA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024

My Commission Expires: 9/2/2024.
DATE