Karen Johnson Davidson County
Batch# 954905 DEEDQC
12/27/2022 09:18:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20221227-0132478

AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 2252993

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 162 03 0 421.00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409-(A) (3) (E).

THIS DEED made and entered into on this 19th day of Dec, 2022 by and between **Lizbeth Vacar-Flores, an unmarried woman** and **Ivan Villavicencio, an unmarried man, who acquired title as husband and wife,** residing at 4922 Olivia Drive, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **Ivan Villavicencio, an unmarried man,** residing at 4922 Olivia Drive, Nashville, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 4922 Olivia Drive, Antioch, TN 37013

Being the same property conveyed to the Grantor(s) in a Deed recorded on 07/10/2017 under Instrument Number: Instrument Number 20170710-0069023 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Lizbeth Vacar-Flores

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Lizbeth Vacar-Flores, the within named Grantor, 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 and seal, at office in Antioch TN, this 12th day of December, 2022

Karen R. Campbell
Notary Public

My Commission expires: Sept. 8, 2025

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

Ivan Villavicencio
Ivan Villavicencio

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Ivan Villavicencio, the within named Grantor, 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 and seal, at office in Antioch TN, this 17th day of December, 2022

Karen R. Campbell
Notary Public

My Commission expires: Sept. 8, 2025

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Ivan Villavicencio
Affiant

Print Name: Ivan Villavicencio

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 17th day of December, 2022

Karen R. Campbell
Notary Public
My Commission Expires: Sept. 8, 2025

Name and address for person(s) responsible for taxes:

Ivan Villavicencio
4922 Olivia Drive
Nashville, TN 37013

Name and address of property owner:

Ivan Villavicencio
4922 Olivia Drive
Nashville, TN 37013

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

EXHIBIT A
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 273-B on the Plan of Zone Lot Division of Lot 273, Colewood Acres Subdivision, Section 4- A of record in Plat Book 6250, Page 525, 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 as conveyed from Yassin Yassin and wife, Beriwan Yassin to Lizbeth Vacar-Flores and Ivan Villavicencio, husband and wife as set forth in Deed Instrument #20170710-0069023 dated 07/07/2017, recorded 07/10/2017, DAVIDSON County, TENNESSEE.

Parcel ID Number: 162 03 0 421.00

Property commonly known as: 4922 Olivia Drive, Antioch, TN 37013

Tennessee Certification of Electronic Document

I, Courtney Kern, 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 12-17-2022 (date of document).

Courtney Kern
Affiant Signature

12-20-2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 20th day of December, 2022.

Suzanne G Rafla
Notary's Signature

MY COMMISSION EXPIRES: 3-9-2025

NOTARY'S SEAL

Commonwealth Of Pennsylvania - Notary Seal
Suzanne G Rafla, Notary Public
Allegheny County
My Commission Expires March 9, 2025
Commission Number 1394145

225293

202212270132478

Deed