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# 954954 DEEDQC
12/27/2022 10:03:20 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221227-0132537

FROM:
SERGIO GABINO AGUILAR

TO:
RUTH ELIZABETH STEIN

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Ruth Elizabeth Stein 7020 Wild Iris Drive Nashville, Tennessee 37221	Ruth Elizabeth Stein 7020 Wild Iris Drive Nashville, TN 37221	Parcel ID: 103-09-0A-001.00-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

RUTH ELIZABETH STEIN

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/2/2024.

(AFFIX SEAL)

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

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, SERGIO GABINO AGUILAR, do hereby Quitclaim to RUTH ELIZABETH STEIN, 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 1 on the Plan as set forth in Exhibit "C" of the Master Deed and By-Laws of Hillwood Place Condominiums, of record in Book 6517, page 916, Register's Office for said County to which Exhibit "C" is incorporated herein and made a part hereof by reference.

Being the same property conveyed to R. Elizabeth Stein, an unmarried person, from Libby A. Moreton, an unmarried person, by Quitclaim Deed dated November 15, 1993, of record in Book 9153, page 158, said Register's Office.

Being the same property conveyed to R. Elizabeth Stein and Husband, Sergio Gabino Aguilar, by Quitclaim Deed from R. Elizabeth Stein dated May 16, 2016, of record in Instrument No. 20160517-0049166, Register's Office for Davidson County, Tennessee.

R. Elizabeth Stein being one and the same person as Ruth Elizabeth Stein.

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: 5739 Knob Road, Nashville, Tennessee 37209.

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

SERGIO GABINO AGUILAR

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Elizabeth A. Garrett, a Notary Public in and for said County and State, the within named, SERGIO GABINO AGUILAR, 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

My Commission Expires: 3/3/2025.
DATE

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