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
20221227-0132538

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	Map and Parcel ID: 142 15 OE 006.00

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
RUTH ELIZABETH STEIN

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

Siew Ling Shea
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:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: Land in Davidson County, Tennessee, being Lot 6, Wildflower Place, as shown on plat of record in plat Book 9700, Page 444, in the Register's office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ruth Elizabeth Stein and Sergio Aguilar, Wife and Husband by Deed from Elizabeth Stein, N/K/A Ruth Elizabeth Stein and Sergio Aguilar, Husband and Wife Recorded 01/25/2011 in Instrument No. 20110125-0006736, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Ruth Elizabeth Stein and Sergio Gabino Aguilar, also known as Sergio Aguilar, wife and husband, to Ruth Elizabeth Stein and Sergio Gabino Aguilar, wife and husband, on June 13, 2015, and recorded on June 24, 2015, in Instrument No. 20150624-0060675, Register's Office of Davidson County, Tennessee.

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: 7020 Wild Iris Drive, Nashville, Tennessee 37221.

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