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# 963315 DEEDQC
01/23/2023 10:04:48 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230123-0005019

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: 141-06-B-007.00CO

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 13th, DAY OF December, 2022.

NOTARY PUBLIC

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES: 1/6/2025.

(AFFIX SEAL)

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:

Land in Davidson County, Tennessee, being Unit No. 107 on the Plan of Poplar Ridge Condominiums, a Horizontal Property Regime, created under Title 66, Sec 27-102, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 11322, page 931, as amended in Book 11662, page 993, Instrument No. 20000211-0014075 and Instrument No. 20000609-0057726, Register's Office, Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed Reference is hereby made to the plat of Poplar Ridge Condominiums, of record in Book 9700, page 829, to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jana G. Crawford, by Quitclaim Deed dated June 6, 2013 from Jana Gallemore nka Jana G. Crawford, of record in Instrument No.20130708-0070154, Register's Office for Davidson County, Tennessee; having been the same property conveyed to Jana Gallemore by deed dated May 21, 2007, of record in Inst No. 20070524-0062066, as corrected by Scrivener's Affidavit of record in Inst No. 20070725-0088333 said Register's Office.

Being the same property conveyed to Sergio Gabino Aguilar and Ruth Elizabeth Stein, husband and wife, by Quitclaim Deed, from Jana G. Crawford dated September 11, 2018, of record in Instrument No. 20180911-0089855, Register's Office for 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: 8205 Coley Davis Road, Nashville, Tennessee 37221.

IN WITNESS WHEREOF I have hereunto set my hand on this the 22 day of December, 2022.

RUTH ELIZABETH STEIN

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Trudie Condra, 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 She executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 22nd day of December, 2022.

NOTARY PUBLIC

My Commission Expires: 3-3-2025
DATE