Name and Address of New Owner:
Palemon Villa
12339 Old Hickory Blvd
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 965366 DEEDQC
01/27/2023 03:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230127-0006525

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 092 09 0 083.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Villas Construction, Inc., a Tennessee corporation** "the Grantors," convey and quitclaim unto **Palemon Villa,** "the Grantees," all their interest in the following described real estate in Rutherford County, Tennessee:

The following described real estate located in the 13th Civil District of Davidson county, Tennessee, being more particularly described as follows:

Being Lot No. 12 in the Tract of Land in the 13th Civil District of Davidson County, Tennessee (now the ward in the City of Nashville) and being a part of the 10 acre tract known as the Marble Lands, known as Jackson Plat, said Land lies in the Northwest Corner of the Clifton Pike and Pilcher Avenues. Said Lot fronts 40 feet on the West Side of Pilcher Avenue, and runs back parallel with Lot No. 13, 140 feet; thence North 40 feet to Lot No. 11; thence parallel with Lot No. 11; 140 feet back to the beginning or to said Pilcher Avenue.

Being the same property conveyed to Villas Construction by Warranty Deed from The Trustees of Second Missionary Baptist Church, dated August 30, 2005, of record in Instrument No. 20020907-0107216, Register's Office for Davidson County, Tennessee.

This is improved property known as 705 32nd Avenue North, Nashville, TN 37209

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 27th day of January, 2023.

Villas Construction, Inc.

_____(SEAL)
By: Palemon Villa
Its: President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Palemon Villa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be President of Villas Construction, Inc. the within named bargainor, a Tennessee corporation and that he as such President, executed the foregoing instrument for the purpose therein contained by personally signing the name of the President as President.

Witness my hand, at office, this 27th day of January, 2023.

_____
Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of January, 2023.

Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 1.27.23 (date of document).

Affiant Signature

1.27.23
Date

State of Tennessee

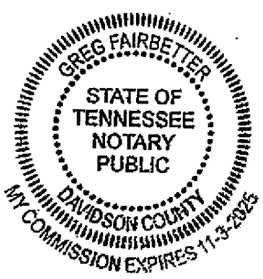
County of Davidson

Sworn to and subscribed before me this 27 day of January, 2023

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212