Karen Johnson Davidson County
Batch# 975542 DEEDQC
03/01/2023 11:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230301-0014563

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 28th day of Feb., 2023

Notary Public

My Commission expires 7/7/2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Juan C. Llontop & Mark Smith
1208 Cabana Circle,
Nashville, TN 37214
SEND TAX BILLS TO:
Juan C. Llontop & Mark Smith
1208 Cabana Circle,
Nashville, TN 37214
MAP AND PARCEL NUMBER: 10803003900

QUITCLAIM DEED

23NT00162

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Juan C. Llontop

By these presents do remise, release and **QUITCLAIM** unto

Juan C. Llontop & Mark Smith, a married couple

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being all of Lot No. 87A, on the plan of Patio Villa, Section Four, Zone Lot Division Lots 87-92 as of record in Plat Book 6900, page 538 amending Plat Book 5200, page 632 said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property as conveyed to Juan C. Llontop by Quit Claim Deed from Stephen Wade Donlan dated 04/11/2014 recorded 04/23/2014 in Book NA, Page NA, as Document Number 20140423-0034158, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 1208 Cabana Cir, Nashville, TN 37214-3948

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28 day of February, 2023.

Juan C Llontop

Juan C. Llontop

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Juan C. Llontop,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28 day of February, 2023

Notary Public

My Commission expires: 03 / 03 / 2025.

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Mark Smith

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Mark Smith,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28 day of February, 2023

Notary Public

My Commission expires: 3 / 3 / 2025

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

202303010014563

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 2/28/23 (date of document).

Affiant Signature

3/1/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1st of March, 23.

(SEAL)

Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025