Karen Johnson Davidson County
Batch# 1009131 DEEDQC
05/30/2023 02:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230530-0040666

QUITCLAIM DEED
2023-361

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$0**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th **Day of May ,2023**

Notary Public

MY COMMISSION EXPIRES: 11/22/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee, LLC
1602 W. Northfield Blvd., Ste 2,
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy A. Villalobos	**Residential Wholesale Mortgage**	
(NAME) **5013 Highlander Drive**	11234 El Camino Real	**163-01-0-003**
(ADDRESS) **Antioch, TN. 37013**	(ADDRESS) San Diego, CA. 92130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

MARIA D. CARDO, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

ROY A. VILLALOBOS, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Number 4, on the Plan of Hickory Highlands Place, Phase 1, of record in Book 9700, page 189, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Roy A. Villalobos and wife, Maria D. Cardo by Special Warranty Deed from the Federal National Mortgage Association of record in Instrument No. 20030924-0141523, Register's Office for Davidson County, Tennessee dated September 8, 2003 and recorded on September 24, 2003.

The purpose of this deed is to convey the property into the name of Roy A. Villalobos in compliance with the parties' divorce decree.

The above-described property is subject to all presently existing road right of way easements, all existing utility easements and all existing ingress and egress easements, recorded or unrecord.

This deed was prepared without the benefit of a title search. No warranties are given as to the marketability of this property.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property and is believed to be known as: 5013 Highlander Drive, Antioch, TN. 37013 but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

Witness my/our hands this 17th Day of **May 2023.**

Maria D. Cardo

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

I Jamie Mooney a Notary Public for the County of Rutherford and State of Tennessee, do hereby certify that **Maria D. Cardo,** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal at office, this 17th Day of May, 2023.

Commission expires: 11/22/2025

Notary Public

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN RECORDED DOCUMENTS TO:

Cornerstone Title of Tennessee, LLC
1602 W. Northfield Blvd, Suite 2
Murfreesboro, TN. 37129
615-203-3054

Tennessee Certification of Electronic Document

I, Jamie Mooney, 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 5/17/2023 (date of document).

Affiant Signature

5/24/2023
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this _____ day of _____, 2_____.

Notary's Signature

MY COMMISSION EXPIRES: 9/21/24

NOTARY'S SEAL

