Karen Johnson Davidson County
Batch# 1016628 DEEDQC
06/20/2023 10:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230620-0046610

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

JASON C. NGUYEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JUNE, 2023.

Notary Public

COMMISSION EXPIRES: 4/26/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Underwood Law Group, PLLC, 223 Town Center Pkwy #1744, Spring Hill, TN 37174

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Arango's Multiservices LLC (Name)	**First Community Mortgage, Inc.**	**108-15-0A-008.00**
709 Woodcraft Drive (Address)	262 Robert Rose Drive, Suite 200	
Nashville, TN 37214	Murfreesboro, TN 37129	

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Danika J. Arango and Juan Camilo Arango, wife and husband,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Arango's Multiservices LLC, a Tennessee limited liability company,** GRANTEE, all right, title, and interest in the said property, which said Grantor has, situated in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 8, on the plan of Percy Priest Woods Subdivision Revision of Cheswicke Park P.U.D. as shown by plat of record in Plat Book 9700, Page 384, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Danika J Arango and Juan Camilo Arango, wife and husband, by Warranty Deed from Charles A Guy, dated April 20, 2021 and recorded April 27, 2021, of record in Instrument No. 20210427-0055787 in the Register's Office for Davidson County, Tennessee.

Same legal description as prior deed.

This is improved property located at 709 Woodcraft Drive, Nashville, Tennessee 37214.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand this 12th day of June, 2023.

Danika J. Arango

Juan Camilo Arango

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, the within named **Danika J. Arango and Juan Camilo Arango**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of June, 2023.

My Commission Expires: 4/26/25

NOTARY PUBLIC

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, the undersigned, 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 June 16, 2023 (date of document).

Affiant Signature

Date: June 16, 2023

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Sworn to and subscribed before me on this 16th day of June, 2023.

Notary Public

My Commission Expires:

(SEAL)

JESSICA ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/23/2025
RUTHERFORD COUNTY