THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

No Title Search was performed in the preparation of this Quitclaim Deed

Karen Johnson Davidson County
Batch # 1089896 DEEDQC
01/09/2024 10:32:07 AM 2 pgs
Fees: $13.00 Taxes: $592.00
20240109-0001775

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $160,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of January, 2024.

Notary Public

My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Yelu Coromoto Villalobos 8422 Whites Creek Pike Joelton, TN 37080	New Owner	004 00 0 071.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Dorothy G. Chaffin, a married woman,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Yelu Coromoto Villalobos, an unmarried woman,** her heirs and assigns, all of her interest in the following land:

LAND in the 14th Civil district of Davidson County, Tennessee, being Tract No.3 on the unrecorded plat of the survey of Mrs. Kittie Spain King, made by John Robert Alley, Surveyor, August 6, 1970, described as follows:

BEGINNING at an iron stake in the easterly margin of Whites Creek Pike (U.S. Highway 431) said point being 430 feet northerly from R. K. Garrett's northwest corner and being also the common front corner of Tracts Nos. 2 and 3; thence with said margin of said Pike, North 7 deg. 00' West, 200 feet to an iron stake, the common front corner of Tracts Nos. 3 and 4; thence South 85 deg. 30' East, 732 feet to an iron stake, the common corner of Tracts Nos. 1, 3, 4 and 6; thence along the westerly line of Tract No. 1 which is also the easterly line of Tract No. 3 South 5 deg. 00' West, 200 feet to an iron stake, the common rear corner of Tracts Nos. 2 and 3; thence with the line between Tracts Nos. 2 and 3, North 85 deg. 15' West 691 feet to the point of beginning, containing 3.23 acres, more or less.

Grantor further conveys to the Grantee a 1985 14' X 70' Clayton single-wide mobile home, VIN Number CLS725151N, being underpinned with the wheels removed and forming a part of the property hereinabove described.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

Being the same property conveyed to Dorothy G. Chaffin, by Warranty Deed from Hazel M. Jones and husband, Robert A. Jones, of record in Instrument No. 200000918-0092604, in the Register's Office of Davidson County, Tennessee, dated September 14, 2000 and recorded on September 18, 2000.

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. However, this conveyance is made without the benefit of a title search.

IN WITNESS WHEREOF, this instrument is effective on this 8th day of January 2024.

Dorothy G. Chaffin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Dorothy G. Chaffin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of January 2024.

Notary Public
My Commission Expires: 9/8/25

