Name and Address of New Owner:
Sergio Villa Cruz
12347 Old Hickory Blvd
Antioch TN 37013

Send Tax Bills To:
New Owner

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

Karen Johnson Davidson County
Batch# 1195223 DEEDQC
10/18/2024 10:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241018-0080945

Map & Parcel No: 02512002300

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, **Palemon Villa and Sergio Villa,** "the Grantors," convey and quitclaim unto **Sergio Villa Cruz,** "the Grantee," all their interest in the following described real estate in Tennessee:

Land in Davidson County, Tennessee, being Lot No. 11 on the Map of Clark Place, Section Two, at Goodlettsville, Tennessee, a plat of which is of record in Book 2083, Page 64, Register's Office for Davidson County, Tennessee. Said Lot No. 11 fronts 116 feet on the east side of Dickerson Road and runs back between parallel lines 260 feet to a dead line.

Being the same property conveyed to Palemon Villa and Sergio Villa by Quitclaim Deed from Hector Castillo, dated May 22, 2018 and filed of record in Instrument No. 20180523-0049493, in the Register's Office for Davdison County, Tennessee.

Improved property known as: 714 Dickerson Pike, Goodlettsville, TN 37072

Grantor 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).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, 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, Grantor have executed this Quitclaim Deed on the 17th day of October, 2024.

_____(SEAL)
Palemon Villa

_____(SEAL)
Sergio Villa

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Notary Public of the state and county mentioned, personally appeared Palemon Villa and Sergio Villa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Murfreesboro, Tennessee, this 17th day of October, 2024.

CONNIE GILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD My Comm. Expires 3/22/2026

_____
Notary Signature
My commission expires: 3/22/26

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-**, 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 RUTHERFORD

Sworn to and subscribed before me this 17th day of October, 2024.

CONNIE GILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD My Comm. Expires 3/22/2026

_____
Notary Signature
My commission expires: 3/22/26

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 10/17/24 (date of document).

Affiant Signature

10/17/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

