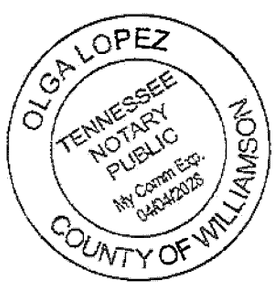
This Instrument Prepared by:

Grills Legal
547 N. Mt. Juliet Rd., Ste. 100
Mount Juliet, TN 37122

State of Tennessee
County of Williamson

The actual consideration of $0.00.



Affiant

Subscribed and sworn to before me this 31st day of October, 2024.

Olga Lopez
Notary
Commission Expires: 4/4/2028

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ladisalo Villa Rios and Virginia Rios Hernandez 323 Willard Drive Nashville, TN 37211	NEW OWNER	148-05-0-088.00

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I/WE, **Virginia Rios Hernandez**, HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM UNTO, **Ladislao Villa Rios,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL MY INTEREST IN 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 No. 157 on the Plan of Haywood Acres, Section Three, as of record in Book 2900, Page 81, Register's Office for said County, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ladislao Villa Rios and Virginia Rios Hernandez, as joint tenants, by Warranty Deed from Dilli Ram Dangal and wife, Ishori Dangal, dated September 2, 2020 and recorded on September 3, 2020 in Instrument No. 20200903-0100958, said Register's Office.

Being also known as 323 Willard Drive, Nashville, TN 37211.

Subject to all matters of record.

Karen Johnson Davidson County
Batch# 1199722 DEEDQC
10/31/2024 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241031-0084672

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.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, THAT NO TITLE SEARCH WAS CONDUCTED, 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.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

Witness my hand this 31 day of October, 2024.

Virginia Rios Hernandez

State of Tennessee)
County of Williamsin)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Virginia Rios Hernandez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31 day of October, 2024.

OLGA LOPEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 04/04/2028
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 4/4/2028

Certificate of Authenticity

I, Joshua A. Terry, 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 10/31/2024.

Affiant Signature – Joshua A. Terry

10/31/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/31/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27