Karen Johnson
Batch # 1253838
03/31/2025 08 17 47 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250331-0023619

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00. This is an exempt transfer.

Affiant

Subscribed and sworn to before me, this March 25, 2025.

Notary public

My commission Expires: 10/26/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Robert Villas Melanie Villas 817 Tintern Abbott Court Nashville, TN 37211	Robert Villas Melanie Villas 817 Tintern Abbott Court Nashville, TN 37211	161-10-0B-173.00-CO

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, Robert Jacob Villas, does hereby quitclaim, transfer and convey unto Robert Villas and Melanie Villas, husband and wife, all of his right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Final Plat of Villages of Brentwood, Phase Eleven of record in Plat Book 9700, Page 949, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert Jacob Villas, who took title as unmarried, from Carol R. Parker and Thomas Parker, wife and husband, by Warranty Deed dated October 25, 2018, and recorded on October 26, 2018, as Document No. 20181026-0106401, Register's Office for Davidson County, Tennessee.

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

Property Address: 817 Tintern Abbott Court, Nashville, Tennessee 37211

Witness my hand this 25th day of March 2025.

Robert Jacob Villas

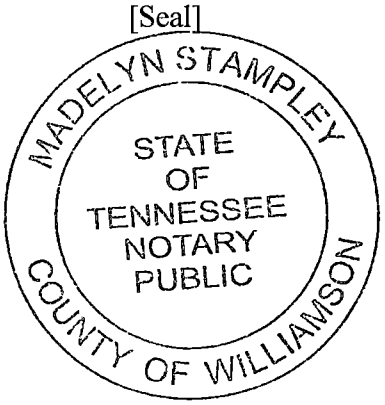
Robert Jacob Villas, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Robert Jacob Villas, Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, March 25, 2025.

[Seal]



Madelyn Stampley

Madelyn Stampley, Notary Public
My commission expires: October 26, 2025