Karen Johnson
Batch # 1265123
04/28/2025 08:01:59 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250428-0032118

THIS INSTRUMENT WAS PREPARED BY
Grace P. Anderson, Attorney
Digby Family Law, PLC
5123 Virginia Way, Suite C22
Brentwood, TN 37027

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.
The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashlea Lorin Oviedo	**Ashlea Lorin Oviedo**	
(Name)	(Name)	**172 12 275.00CO**
2516 Call Hill Road	**2516 Call Hill Road**	
(Address)	(Address)	
Nashville, TN 37211	**Nashville, TN 37211**	
(City) (State) (Zip)	(City) (State) (Zip)	

QUITCLAIM DEED

This is a transaction exempt from tax pursuant to Tennessee Code Annotated § 67-4-409(a)(1)(C)(v) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in **Ashlea Lorin Oviedo v. Orlando Rafael Oviedo Escalona**, Davidson County Circuit Court, Docket Number 24D1139. Accordingly, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **ORLANDO RAFAEL OVIEDO ESCALONA**, hereby quitclaim and convey to **ASHLEA LORIN OVIEDO** all the right, title, and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 170 on the plan of Bradford Hills, Section Twelve, of record in book 7900, page 6, as amended in book 7900, page 581, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lisa B. Wilson, an unmarried woman, by Warranty Deed from Donna M. Schwandner, an unmarried woman, recorded on August 8, 2000, of record in Instrument No. 200008080078505, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Ashlea Lorin Oviedo and Orlando Rafael Oviedo Escalona, husband and wife, by Warranty Deed from Lisa B. Wilson, an unmarried woman, of record in Instrument No. 20210412-0048051, in the Register's Office of Davidson County, Tennessee, dated April 9, 2021, and recorded on April 12, 2021.

This conveyance is made subject to all conditions, easements, and all other matters of record in the Register's Office for Davidson County, Tennessee.

This is improved property located at: 2516 Call Hill Road, Nashville, Tennessee 37211.

IN WITNESS WHEREOF, this instrument to be executed on this the 14 day of February, 2025.

ORLANDO RAFAEL OVIEDO ESCALONA

STATE of)
COUNTY of OHIO) Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said county and State aforesaid, the within named bargainor, ORLANDO RAFAEL OVIEDO ESCALONA, with whom I am personally acquainted (or whose identity was proven to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at FRANKLIN County, ~~Tennessee~~ OHIO, this 14 day of FEB., 2025.

Notary Public

My commission expires: 08/11/2029

Joseph M. Forsythe Jr.
Notary Public, State of Ohio
My Commission Expires 08-11-2029