This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1283037 DEEDQC
06/09/2025 07:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250609-0044837

State of TN
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 20TH day of MAY, 2025.

Notary Public

My Commission expires 1/25/2026

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Juan Villegas
313 Tampa Dr
Nashville TN 37211

SEND TAX BILLS TO:
Juan Villegas
313 Tampa Dr
Nashville TN 37211

MAP AND PARCEL NUMBER: 13316006400

QUITCLAIM DEED

25NT00613

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Juan Villegas, widower, as surviving tenant by the entirety

By these presents do remise, release and **QUITCLAIM** unto

Juan Villegas Soto & Hilda Aguirre De Villegas, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS:
LOT NO. 17 ON THE PLAN OF KENILWORTH ESTATES, SECTION 3, OF RECORD IN BOOK 2900, PAGES 149 AND 150, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JUAN VILLEGAS AND WIFE, ELVIRA VILLEGAS FROM SAN JUAN VILLEGAS A/K/A JUAN VILLEGAS AND WIFE, ELVIRA VILLEGAS, BY CORRECTIVE QUITCLAIM DEED DATED 06/25/2004 AND RECORDED 07/13/2004 IN INSTRUMENT NO. 20040713-0082956, REGISTER'S OFFICE OF SAID COUNTY. ELVIRA VILLEGAS DIED ON AUGUST 9, 2014 LEAVING JUAN VILLEGAS AS SURVIVING TENANT BY THE ENTIRETY.

BEING THE SAME PROPERTY AS CONVEYED FROM FRANK B. HOOPER, JR. AND WIFE, PENELOPE A. HOOPER TO SAN JUAN VILLEGAS AND WIFE, ELVIRA VILLEGAS, AS DESCRIBED IN BOOK 9460 PAGE 606, DATED 09/07/1994 AND RECORDED 09/09/1994 IN DAVIDSON COUNTY RECORDS.

This is an improved property commonly known as: 313 Tampa Dr, Nashville, TN 37211-3921

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

Witness our hands this 20TH day of MAY, 2025.

Juan Villegas AKA Juan Villegas Soto
Juan Villegas AKA Juan Villegas Soto

State of TENNESSEE
County of DAVIDSON

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Juan Villegas Soto**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20TH day of MAY, 2025.

Notary Public

My Commission expires: 1/25/26.

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Hilda Aguirre De Villegas
Hilda Aguirre de Villegas

State of TENNESSEE
County of DAVIDSON

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Hilda Aguirre de Villegas**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20TH day of MAY, 2025.

Notary Public

My Commission expires: 1/25/26.

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

202506090044837

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 5-20-25 (date of document).

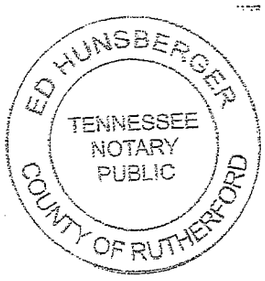
Affiant Signature

6/4/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 of JUNE, 25.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26