Karen Johnson Davidson County
Batch# 1289197 DEEDQC
06/24/2025 10:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250624-0049604

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This quitclaim deed was prepared without the benefit of a title search.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Luz M. Villanueva 3049 Fieldstone Drive Antioch, Tennessee 37013	NEW OWNERS	150-10-0-026.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **LUZ M. VILLANUEVA NECHA, AN UNMARRIED WOMAN,** by these presents does hereby quitclaim and convey unto **LUZ M. VILLANUEVA NECHA, an unmarried woman, LAUREN DANIELA HERNANDEZ VILLANUEVA, an unmarried woman, MARILYN VILLANUEVA, a married woman, HARRY M. MORENO VILLANUEVA, an unmarried man, and MARCELA MARIA MORENO VILLANUEVA, an unmarried woman,** their heirs, successors and assigns, all her right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Cherry Hills, Section 10-B of record in Plat Book 5210, Page 139, 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 Grantee(s) by Deed recorded in Instrument No. **20250618-0047876**, Register's Office for Davidson County, Tennessee.

Commonly known as: 3049 Fieldstone Drive, Antioch, TN 37013.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
20th day of June 2025.

Affiant

Notary Public

My commission expires:

SABRINA HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 20th day of June 2025.

Luz M. Villanueva

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Luz M. Villanueva**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 20th day of June 2025.

Notary Public

My Commission Expires: 7-3-2028

SABRINA HERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 20. 2025.

Affiant Signature

24th day of June, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202506240049604