Karen Johnson Davidson County
Batch# 1293689 DEEDQC
07/03/2025 10:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250703-0052670

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Benjamin Francisco Aspillaga 269 Clovernook Drive Nashville, TN 37210	New Owner	094-12-0-059.00

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, **Antonieta Gaviria, married,** by these presents do hereby quitclaim and convey unto **Benjamin Francisco Aspillaga, married,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee being Lot No. 13 on the Map of Clover Nook Subdivision, as of record in Book 2900, pages 51 and 52, Register's Office of Davidson County, Tennessee.

Beginning at a point in the Easterly margin of Clovernook Drive, the common front corner of Lot Nos. 13 and 14 on said plan; thence along Easterly margin of said Clovernook Drive in a Northerly direction 135.4 feet to a concrete monument, the beginning of a curve; thence around said curve 36.79 feet to a concrete monument in the Southerly margin of Ivywood Drive; thence along the Southerly margin of Ivywood Drive in an Easterly direction 164 feet to a point, the common front corners of Lots 12 and 13 in a Southerly direction 146.5 feet to a concrete monument, the common rear corners of Lots 12, 13 and 14, on said Plan 118.5 feet to the point of beginning.

Being the same property conveyed to Nathan Orillion by Warranty Deed from Opendoor Property Trust I, a Delaware Statutory Trust of record in Instrument No. 20220930-0108111 Register's Office for Davidson County, Tennessee, dated September 27, 2022 and recorded on September 30, 2022.

Being the same property conveyed to Benjamin Francisco Aspillaga and Antonieta Gaviria, husband and wife, of record in Instrument No. 20250702-0052354 **Register's Office for Davidson County, Tennessee, dated June 30, 2025 and recorded on** 7-2-2025.

Being also known as 269 Clovernook Drive Nashville, TN 37210.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 30th day of June, 2025.

Affiant

My commission expires:
(Affix Seal)

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-3-2029

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 30th day of June, 2025.

Antonieta Gaviria

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 Antonieta Gaviria, with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 30th day of June, 2025.

Notary Public

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 30. 2025.

Affiant Signature

3rd day of July, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of July, 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

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