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# 1300139 DEEDQC
07/21/2025 12:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250721-0057303

State of TN }
County of ~~DAVIDSON~~ DAVIDSON

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

Kimberly Bloch
Affiant Signature

Subscribed and sworn to before me on this the 25 day of JUNE, 25.

Notary Public

My Commission expires 1/25/26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

NAME AND ADDRESS OF PROPERTY OWNER:
Bartolo Villa Rios and Julia Bravo Cabrera
356 Ocala Drive,
Nashville, TN 37211

SEND TAX BILLS TO:
Bartolo Villa Rios and Julia Bravo Cabrera
356 Ocala Drive,
Nashville, TN 37211

MAP AND PARCEL NUMBER: 16205002900

QUITCLAIM DEED
25NT00684

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,

Bartolo Villa and wife, Julia Bravo

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

Bartolo Villa Rios and wife, Julia Bravo Cabrera

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:

Land in Davidson County, Tennessee, BEING Lot No. 77, on the Plan of Southwood, of record in Book 2663, Pages 125-126, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Bartolo Villa and wife, Julia Bravo from Cordella Smedley, unmarried, by Warranty Deed dated 05/18/2005 and recorded 05/23/2005 in Instrument No. 20050523-0057735, Register's Office of said County.

This is an improved property commonly known as: 356 Ocala Dr, Nashville, TN 37211-6149

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 23 day of June, 2025.

Bartolo Villa AKA Bartolo Villa Rios

Bartolo Villa AKA Bartolo Villa Rios

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Bartolo Villa AKA Bartolo Villa Rios,** 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 23 day of June, 2025.

Notary Public

My Commission expires: 03 / 09 / 2027.

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Julia Bravo AKA Julia Bravo Cabrera

Julia Bravo AKA Julia Bravo Carrera

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Julia Bravo AKA Julia Bravo Carrera,** 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 23 day of June, 2025

Notary Public

My Commission expires: 03 / 09 / 2027.

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 6/23/25 (date of document).

Affiant Signature

7/21/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 of July, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

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