Karen Johnson Davidson County
Batch# 1306679 DEEDQC
08/07/2025 12:39:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250807-0062801

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

RYAN GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 6 day of August 2025.

Ryan Gill
My Commission Expires: May 8, 2029 NOTARY PUBLIC

Address New Owners as Follows: **Send Tax Bills To:** **Map-Parcel:**
Hilda Rosa Chunga New Owner
163-11 0B – 075.00
501 Crosswood Ct
Nashville, TN 37214

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, Hugo Armando Paitan and Julia N. Davilla, husband and wife, Grantors, hereby quitclaim and conveys all their undivided right, title and interest in the hereinafter described properties to Hilda Rosa Chunga, a married woman, Grantee. To wit:

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows:

BEING all of Lot No. 75, 2nd Revision, Section Four, Bell Forge Village, according to plat and survey of same appearing of record in Plat Book 6250, page 201, of the Register's Office of Davidson County. Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Land in Davidson County, Tennessee, being Lot No. 75 on the 2nd revision of Bell Forge Village, Section 4, a planned unit development established by Declaration of Covenants, Conditions and Restrictions of record in Book 6040, page 538, and Book 6350, page 858, as amended in Book 6306 page 644, the plat of which is of record in Plat Book 6250, page 131, revised in Book 6250, page 201, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all the same property conveyed to Hugo Armando Paitan and Julia N. Davilla, husband and wife, from Roxana Davila Kidd, an unmarried woman by Warranty deed recorded February 2, 2017, in Instrument No. 20170202-0011071 of the Davidson County Tennessee Register of Deeds Office.

Property commonly known as 106 Beech Forge Drive, Antioch, TN, 37013

Said property conveyed is subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee. This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 6 day of August 2025.

Hugo Armando Paitan

Julia N. Davilla

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Hugo Armando Paitan and Julia N. Davilla, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand and seal, this 6 day of August 2025.



Ryan Gill

Notary Public

My Commission Expires: May 8, 2029

Certificate of Authenticity

I, Anna N. Dolan, 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

8-6-25.

Date

Affiant Signature

8-6-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of August, 2025.

Notary's Signature

My Commission Expires: 3-20-2028

Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON