Karen Johnson Davidson County
Batch# 1311472 DEEDQC
08/18/2025 03:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250818-0065882

QUITCLAIM DEED

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

X _____

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF AUGUST, 2025.

_____

Notary Public

MY COMMISSION EXPIRES: 3.3.26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert J. Notestine, III, Attorney at Law
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217
PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

File No.: 25-0360

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Maria Guadalupe Valdez and David Valdez Zaragoza	OWNER	Map: 16500001600
(NAME) 3877 Hamilton Church Road	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARIA GUADALUPE VALDEZ, UNMARRIED, AND ANGEL GABRIEL VILLEGAS, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

MARIA GUADALUPE VALDEZ, UNMARRIED, AND DAVID VALDEZ ZARAGOZA, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR INTEREST IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee, described partly according to a survey made by Watkins and Murray, Surveyors, dated 8/16/47, as follows:

Beginning at a point in the center of Hamilton Church Road, North 87 deg. 15' West 292.5 feet from the Northwest corner of the 5 acre tract of land conveyed to J.G. Gotto by deed from William Walden of record in Book 406, Page 325, said Register's Office, said point being also South 87 deg. 15' East 200 feet from the Northeast corner of the property conveyed to William Hall Parker and wife, by deed from Robert Lusk and wife, of record in Book 2536, Page 592, said Register's Office; thence Southerly and parallel with Parker's Eastern boundary line 453 feet, more or less, to the Southerly line of the property conveyed to Binnie Briggs Lusk by deed from Harry Warnick and wife, of record in Book 1514, Page 334, said Register's Office, said point being 400 feet east of the Easterly line of 2.96 acre tract of land shown on said survey; thence North 79 deg. 15' West 100 feet to a point 100 feet East of the Southeast corner of said Parker Property; thence Northerly and parallel to said Parker's East line, 437 feet, more or less, to the center of said Hamilton Church Road; thence with the center of said Road, South 87 deg. 15' East 100 feet to the beginning.

Being the same property conveyed to Maria Guadalupe Valdez, unmarried, and Angel Gabriel Villegas, unmarried, by deed from Melony Ivette Mendez, unmarried, of record in Instrument No. 20241121-0091226, dated November 21, 2024, Register's Office for said County.

This is improved property, known as 3877 Hamilton Church Road, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

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 18th day of August, 2025.

Maria Guadalupe Valdez

Angel Gabriel Villegas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maria Guadalupe Valdez with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 18th day of August, 2025.

My Commission Expires:

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angel Gabriel Villegas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 18th day of August, 2025.

My Commission Expires:

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Certification of Recorded Documents

I, Anita Lester, 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 August 18, 2025.

(AFFIANT) – Anita Lester

August 18, 2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me August 18, 2025.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY