RECORD AND RETURN TO:
Clemencia Cana-Toc, Juan Hernandez Pichilla
And Luis Alexander Hernandez-Cana
66 Lutie Street
Nashville, TN 37210

Karen Johnson Davidson County
Batch# 1321725 DEEDQC
09/15/2025 10:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250915-0073278

QUITCLAIM DEED

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2025.

NOTARY PUBLIC

My commission expires: 5/14/29

THIS INSTRUMENT PREPARED BY:
Jennifer L. Pennell, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clemencia Cana-Toc, Juan Hernandez Pichilla and Luis Alexander Hernandez-Cana 66 Lutie St Nashville, TN 37210	Same as Address of New Owner	119-06-0-197-00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **CLEMENCIA CANA-TOC AND JUAN HERNANDEZ PICHILLA, WIFE AND HUSBAND** hereinafter called the Grantor(s), have quitclaimed and by these presents does hereby quitclaim all their right, title and interest unto **CLEMENCIA CANA-TOC AND JUAN HERNANDEZ PICHILLA, WIFE AND HUSBAND AND LUIS ALEXANDER HERNANDEZ-CANA, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 122 on the Plan of Part of the W.C. Miller Home Place at Sterling Heights, Section Four, of record in Plat Book 1835, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 122 fronts 80 feet on the North side of Lutie Street and runs back between lines, 166.4 fee on the West line and 165.5 feet on the East line to a dead line in the rear on which it

measures 80 feet.

Being the same property conveyed to **CLEMENCIA CANA-TOC AND JUAN HERNANDEZ PICHILLA, WIFE AND HUSBAND** from **CLEMENCIA CANA-TOC AND JUAN HERNANDEZ PICHILLA, AKA JUAN HERNANDEZ** by Quitclaim Deed dated April 3, 2018 and of record in Instrument No. 20180420-0037272 in the Office of the Davidson County Register of Deeds.

WITNESS MY HAND, this 5th day of September, 2025.

Grantors

Clemencia cana +oc
CLEMENCIA CANA-TOC

Juan Hernandez Pichilla
JUAN HERNANDEZ PICHILLA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jason C. Nguyen, **CLEMENCIA CANA-TOC AND JUAN HERNANDEZ PICHILLA, WIFE AND HUSBAND**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 5th day of September, 2025.

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

Jason C. Nguyen
Printed Notary Name

My commission expires: 5/14/29

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED. NO TITLE WORK REQUESTED OR PERFORMED

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Sept 5, 25 (date of document).

Jennifer Pennell

Sept 15, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Sept 15, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____

Notary's Seal

