Name and Address of New Owner:
Marisol Villa Lujan
5516 Hearthstone Lane
Brentwood, TN 37027

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 1322692 DEEDQC
09/16/2025 08:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250916-0073668

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 160-11-0A-085.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Miguel Hernandez, an unmarried man, and Marisol Hernandez, N/K/A Marisol Villa Lujan, an unmarried woman,** "the Grantors," convey and quitclaim unto **Marisol Villa Lujan, an unmarried woman,** "the Grantee," all our rights, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Phases II, III & IV, Hemmingwood of record in Plat Book 6900, Page 7 and 8, as amended in Plat Book 7431, Page 211, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Miguel Hernandez and Marisol Hernandez, husband and wife, by Warranty Deed, from Ali Hejazi and wife, Halah Hejazinia, of record in Instrument No. 20210408-0046770, Register's Office for Davidson County, Tennessee, dated March 30, 2021, and recorded on April 8, 2021. Miguel Hernandez and Marisol Hernandez having since divorced on October 22, 2024, in the Fourth Circuit Court of Davidson County, Tennessee, Docket No. 24D811.
>
> Being improved property known as 5516 Hearthstone Lane, Brentwood, Tennessee 37027.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 12 day of September, 2025.

Miguel Hernandez. (SEAL)
Miguel Hernandez

Marisol Villa Lujan (SEAL)
Marisol Hernandez N/K/A Marisol Villa Lujan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12 day of September, 2025, before me personally appeared Miguel Hernandez and Marisol Villa Lujan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12 day of September, 2025.

Notary Signature
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 12 day of September, 2025.

Notary Signature
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 9-12-25.

Affiant Signature

9-12-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 12 day of September, 2025.

Notary Signature

My Commission Expires: 5-9-26

