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

Send Tax Bills To:
Same as New Buyer

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

Karen Johnson Davidson County
Batch# 1322693 DEEDQC
09/16/2025 08:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250916-0073669

Map & Parcel No: 097-008.10-000

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, **Leonel Lujan-Villa, unmarried, 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, and Leonel Lujan-Villa, an unmarried man, as tenants in common,** "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 223 on the Plan of Sterling Heights, Section 7, of record in Plat Book 3600, Page 2, in the Register's Office for Davidson County, Tennessee. Said Lot No. 233 fronts 223 feet on the easterly side of Boone Drive and runs back 21.36 feet on the northerly line and 250.2 feet on the southerly line to a dead line in the rear, measuring 92 feet thereon.
>
> Being the same property conveyed to Leonel Lujan-Villa, unmarried, and Miguel Hernandez and Marisol Hernandez, husband and wife, by Warranty Deed from Anel Ariana Jaramillo, a single woman, of record in Instrument No. 20221019-0114158, Register's Office for Davidson County, Tennessee, dated October 18, 2022, and recorded October 19, 2022. 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 2612 Sterling Boone Drive, Nashville, Tennessee 37210.

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

(SEAL)
Leonel Lujan-Villa

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12 day of September, 2025, before me personally appeared Miguel Hernandez, Marisol Villa Lujan, and Leonel Lujan-Villa, 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 STATE OF TENNESSEE NOTARY PUBLIC 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

ASHLYNN HENGEMIHLE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

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

