Karen Johnson Davidson County
Batch# 1337173 DEEDQC
10/22/2025 11:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251022-0084146

Prepared by:
Law Office of Jami K. Averwater
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

EMMA NIEMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 03/17/2029
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and Sworn before me this 22 day of October, 2025.

Notary Public
My commission expires: 03/17/2029

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Sergio Hernandez Ocon & Guadalupe De La Paz Contreras Villalobos 524 Bluewater Drive, Nashville, TN 37217	New Owner	136-14-0-074.00

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof are hereby acknowledged, **365 Days Cleaning Services, LLC,** a Tennessee Limited Liability Compnay, hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto **Sergio Hernandez Ocon & Guadalupe De La Paz Contreras Villalobos**, Tennessee residents, hereinafter the Grantee(s), all the right, title and interest in and to the following real property, located in *Davidson County*, Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 114, on the Plan of Castlegate Subdivision, Section 1, of record in Book 4460, Page 115, Registers Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed by Warranty Deed from Corey M. Porter, an unmarried man, and David W. Porter, a married man, to John Ross Hanks and Claudia A. Tidwell, Tenants in common with rights of Survivorship, recorded January 24, 2019, as Instrument No. 20190124-0006938 in Davidson County, Tennessee Register of Deeds. BEING the same property conveyed by Quit Claim Deed from Jon Ross Hanks and Claudia A. Tidwell to Jon Ross Hanks and Ievgeniia Hanks, husband and wife, recorded February 16, 2022, as Instrument No. 20220216-0017808 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Warranty Deed from Jon Ross Hanks and Ievgeniia Hanks, husband and wife, to Opendoor Property C LLC, a Delaware Limited Liability Company, recorded August 17, 2022, as Instrument No. 20220817-0093434 in Davidson County, Tennessee Register of Deeds.

This property is improved property known as: **524 Bluewater Drive, Nashville, TN 37217**

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, 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

Witness my hand this 22nd day of October, 2025.

Daniel Castillo-Blanco

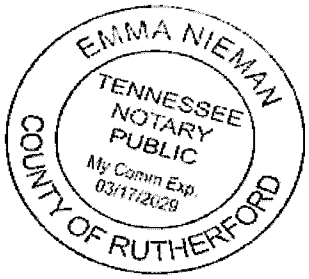
Sergio Hernandez Ocon

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Emma Nieman of the state and county mentioned, personally appeared **Daniel Castillo-Blanco and Sergio Hernandez Ocon**, Members of **365 Days Cleaning Services, LLC** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be Members of **365 Days Cleaning Services, LLC**, the within named bargainors, a Limited Liability Company, and that such **Daniel Castillo-Blanco and Sergio Hernandez Ocon**, Members of **365 Days Cleaning Services, LLC**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members.

Witness my hand and seal, at office in Murfreesbor, this 22nd day of October 2025

Notary Signature
My commission expires: 03/17/2029



Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **10/22/2025** (date of document).

Jami K Averwater

Affiant Signature

10/22/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **22nd** day of **October**, 2025.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

