QUITCLAIM DEED

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

AJ-QCD-25-508

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF January, 2025. 2026

Notary Public

MY COMMISSION EXPIRES: 1-22-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Maria Valeria Hernandez Meza and Stephania Villegas Hernandez	**New Owners**	**14906006700**
(NAME) **508 Oak Forest Circle**	(NAME)	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

RAMIRO VILLEGAS ROMERO ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

MARIA VALERIA HERNANDEZ MEZA AND STEPHANIA VILLEGAS HERNANDEZ, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 36 ON THE FINAL PLAT OF OAKWOOD SUBDIVISION, PHASE ONE, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 6900, PAGE 935, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO RAMIRO VILLEGAS ROMERO, BY WARRANTY DEED, FROM SHAUN DONOVAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., OF RECORD IN INSTRUMENT NO. 20140724-0065741, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **508 Oak Forest Circle, Antioch, TN 37013.**

Karen Johnson
Batch # 1375561
02/04/2026 08:37:28 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260204-0007632

Witness our hands this the 14 day of January, 2026.

RAMIRO VILLEGAS ROMERO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **RAMIRO VILLEGAS ROMERO,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 14 day of Jan, ~~2025.~~ 2026

Notary Public
My Commission Expires: 7/8/28
(SEAL)

