Karen Johnson
Batch # 1463002
08/25/2026 08:49:33 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260825-0078500

EXEMPT FROM TRANSFER TAX
PURSUANT TO T.C.A SEC. 67-4-409 (a)(1)(C)(vi)

THIS INSTRUMENT PREPARED BY:	**PROPERTY OWNER & ADDRESS:**	**PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF REAL PROPERTY TAXES & ADDRESS:**
The Law Office of Nancy L. Choate P.C. Nancy L. Choate, Attorney at Law 403 North Parkway, Ste 201 Jackson, Tennessee 38305		
Without Survey or Title Examination (cc/kt) Without Serving as Closing Attorney	Omar Leon, Trustee of the Jorge A. Leon Aguayo Trust 816 Sunset View Dr. Hermitage, TN 37076	Omar Leon, Trustee of the Jorge A. Leon Aguayo Trust 2145 St. Andrews Cv Dyersburg, TN 38024

Map & Parcel: 086-13-0B-043.00 - 816 Sunset View Dr.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That I, JORGE LEON AGUAYO, for and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, and other valuable and satisfactory consideration, receipt of all which is hereby acknowledged, have this day bargained and sold and do hereby convey, remise, release and forever quitclaim unto OMAR LEON, TRUSTEE OF THE JORGE A. LEON AGUAYO TRUST, all of my right, title, interest and estate in and to the following described lot or parcel of real estate situated, lying and being in Davidson County, Tennessee, and more particularly bounded and described as follows, to-wit:

Land in Davidson County, Tennessee being Villa #1261, a Private Element of Magnolia Farms Villas, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated §§66-27-101 et. Seq. by Declaration of Covenants, Conditions and Restrictions for Magnolia Farms Villas, appearing of record in Instrument No. 20190523-0049079, in the Register's Office for Davidson County, Tennessee, as corrected in Instrument No. 20190624-0060681 in said Register's Office, and as amended by Supplementary Declaration annexing Phase 2, Section 2, of Magnolia Farms Villas appearing of record in Instrument No. 20200108-0002809 in said Register's Office, together with such rights and interest in the Limited Common Elements and Villa Common Elements associated with owners

of said Villa as set forth in the said Declaration as corrected and amended, of which reference to the Declaration as corrected and amended and its Exhibits is hereby made for amore complete and detailed description of the Villa, the rights and obligations of the Developer and the Villa Owners, and the By-Laws of the Villa Association.

Being the same real estate conveyed to JORGE LEON AGUAYO, by Warranty Deed of record in Instrument No. 20210407-0045829, in the Register's Office of Davidson County, Tennessee.

MONICA L. ANGEL joins in this conveyance as the spouse of JORGE LEON AGUAYO for the purpose of conveying any interest she may have in the property.

This transfer is by Quitclaim and Grantor makes no warranties about this title.

IN WITNESS WHEREOF, we have hereunto subscribed our names, this the 17 day of August, 2026.

JORGE LEON AGUAYO

STATE OF TENNESSEE
COUNTY OF MADISON

Before me, personally appeared JORGE LEON, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal this 17 day of August, 2026.

Notary Public

My Commission Expires: 9.19.28

KARA TURNER
TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON

MONICA L. ANGEL

STATE OF TENNESSEE
COUNTY OF MADISON

Before me, personally appeared MONICA L. ANGEL, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal this 17 day of August, 2026.

Notary Public

My Commission Expires: 9.19.28

KARA TURNER
TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON