Karen Johnson Davidson County
Batch# 1482731 DEEDQC
10/09/2026 10:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261009-0092913

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) This conveyance is exempt from conveyance tax Pursuant to Tenn. Code Ann. §67-4-409(a)(1)(D). C Villicana M Villicana Affiant Sworn to and subscribed before me this Oct 5, 2026. Comm Exp: ____ Notary Public

ROBERT M. PAUTIENUS III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY Commission Expires 11-1-2026

This Instrument Prepared by: Robert M. Pautienus III, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
VILLICANA LLC		
3163 Brimstead Drive	SAME AS NEW OWNER	081-07-2V-002.00-CO
Franklin, Tennessee 37064		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, CARLOS RAUL VILLICANA and MONICA VILLICANA, husband and wife (Grantors), do hereby quitclaim, transfer, release, and convey any and all of our right, title and interest, in and to that certain real estate located in Davidson County, Tennessee, to VILLICANA LLC, a Tennessee Limited Liability Company, (Grantee), being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 1906B together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Hudson Manor IV, A Horizontal Property Regime with Private Elements of record as Instrument No. 20190710-0067065 and being shown on Plat attached thereto as Exhibit "B", 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 CARLOS RAUL VILLICANA and MONICA VILLICANA, husband and wife, from JUSTIN PESPISA, unmarried, by Warranty Deed of record in Instrument #20220624-0072574, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) current property taxes and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

The legal description is taken from the prior deed of record.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The improved property is known as 1906B 15TH Avenue North, Nashville, Tennessee 37028.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on ~~September~~ OCT 5, 2026.

CARLOS RAUL VILLICANA

MONICA VILLICANA

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CARLOS RAUL VILLICANA and MONICA VILLICANA, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this ~~September~~ OCT 5, 2026.

NOTARY PUBLIC

My Commission Expires: _____

ROBERT M. PAUTIENUS II STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-14-2028

ROBERT M. PAUTIENUS II STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-14-2028

TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, 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 October 5, 2026

10/5/26

ROBERT M. PAUTIENUS III, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 5th day of October, 2026.

Notary Public

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029