THIS INSTRUMENT PREPARED BY:

Martha C. Child, Attorney at Law
392 Harding Place, Suite 215
Nashville, TN 37211
615-834-4300

Bill Garrett Davidson County
Batch# 20095 **DEEDQC**
11/01/2017 12:28:11 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20171101-0112016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value whichever is greater, for this transfer is -0-.

Maria E. Guzman
Affiant

Subscribed and sworn to before me this the 30 day of Oct, 2017.

Notary Public
My Commission Expires:

VERNIKIA CURNIGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

New Owner:	Send Tax Bills:	Map & Parcel Nos:
Maria Guzman 1520 Bell Trace Drive Antioch, TN 37013	Long Beech Mortgage Co. 320 Interstate N Parkway, Ste.500 Atlanta, GA 30339	162-16-E-13.00 CO

For and in Consideration of $10.00 cash in hand, Oscar Dubon Guardado, by these presents does hereby quitclaim and conveys his undivided fifty (50%) percent interest in the hereinbelow described property to Maria Guzman, a married woman, her successors and assigns, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 33 on the Plant of Bell Crest Section One of record in Book 7900, Page 753, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Oscar Dubon Guardado and Marcelo Lemus by deed from Oscar Dubon Guardado of record in Instrument Number 20050713-0081078, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (1) All matters appearing on the plan of Bell Chase Section One of record in Book 7900, Page 753, Register's Office for Davidson County, Tennessee. (2) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 9408 page 320 and amended in Book 9613 Page 20 and Book 9892 page 927. In any allied instrument(s) referred to said restrictions. (3) Bylaws for Bell Crest Homeowners Association of record in Book 9408 page 334 (4) Charter for Bell Crest Homeowners Association of record in Book 9421 page 454.

This property known as: 1520 Bell Trace Drive, Antioch, TN 37013-0000

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this the 30 day of October, 2017.

Oscar Dubon Guardado
Oscar Dubon Guardado

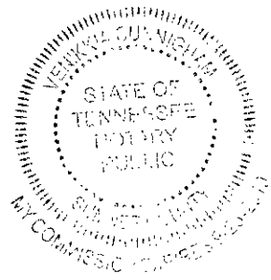
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Oscar Dubon Guardado, the within name bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness our hands and official seal at Nashville, Tennessee, this the 30 day of Oct, 2017.

My Commission Expires:
9.25.19

Notary Public



Maria Guzman File
Quitclaim Deed on
1520 Bell Trace Dr,
Domestic Docs.