Bill Garrett Davidson County
Batch# 131814 DEEDQC
08/21/2018 03:46:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180821-0083020

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF August 2018.

Notary Public

MY COMMISSION EXPIRES: 3-8-2021

(AFFIX SEAL)

DELANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400 Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Karen Chan	Same	73-1-115
(NAME)	(NAME)	
2736 Bobby Ave		
(ADDRESS)	(ADDRESS)	
Nashville TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Hector Edgar Guzman ("the Grantor")

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

Karen Chan unmarried ("the Grantee")

hereinafter referred to as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

Being Lot No 51 on the Plan of HAPPY VALLEY SUBDIVISION, SECTION "C", as described according to a survey by John Kohl, Dated October 14th, 1977, and as referred in Book 4042, page 102, Register's Office for Davidson County, Tennessee.

Said Lot No .51 fronts 75 feet on the southerly margin of Bobby Avenue and runs back between parallel lines, 140 feet to a dead line in the rear, on which it measures 75 feet.

Being the same property conveyed to Hector Edward Guzman by deed from Karen Chan of record as Instrument No. 20170307-0022593, Register's Office for Davidson County, Tennessee.

Hector Edgar Guzman and Hector Edward Guzman are on in the same.

This is: Improved property, known as 2736 Bobby Avenue Nashville TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands on 20th day of August 2018.

Hector Edgar Guzeman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Hector Edgar Guzeman with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 08/20/2018.

Notary Public

My Commission Expires: 3-8-2021

True Copy Certification

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19