Karen Y Johnson Davidson County
Batch# 142462 DEEDQC
09/18/2018 01:58:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180918-0092567

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

Commitment Number: 24296993

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Arturo Gutierrez and **Rosa Maria Gutierrez**, 524 Tuscarora Drive, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
162 03 0 296.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Agustin Gutierrez, married, whose mailing address is **4718 Drewry Drive, Antioch, TN 37013**, and **Arturo Gutierrez**, married, (and is the nephew of Agustin Gutierrez), whose mailing address is **524 Tuscarora Drive, Antioch, TN 37013**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Arturo Gutierrez** and **Rosa Maria Gutierrez**, a married couple, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **524 Tuscarora Drive, Antioch, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Haywood Hills, Section 3, as of record in book 4460, page 164 and 165, register's office for Davidson County, Tennessee to Which plan reference is here made for a complete description thereof.

Being the same parcel conveyed to Agustin Gutierrez and Arturo Gutierrez from Associates Home Equity Services, Inc., by virtue of a deed dated 1/11/2000, recorded 2/3/2000, as instrument no. 200002030011289 county of Davidson, state of Tennessee.

Assessor's Parcel No: 162 03 0 296.00

Property Address is: 524 Tuscarora Drive, Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed at Instrument No. 200002030011289 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 162 03 0 296.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on August 23, 2018:

Agustin Gutierrez

Agustin Gutierrez

STATE OF Tennessee

COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Aug. 23, 2018 by **Agustin Gutierrez** who is personally known to me or has produced Driver's license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Karen R. Campbell

Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Agustin Gutierrez

Arturo Gutierrez

STATE OF Tennessee

COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Aug. 23, 2018 by **Arturo Gutierrez** who is personally known to me or has produced drivers license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Karen R. Campbell

Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.

Subscribed and sworn to before me

This 23rd day of Aug, 2018.

Affiant

Agustin Gutierrez
Print Name

(Seal)

Karen R. Campbell
Notary Public

My commission expires:

Nov. 8, 2021

Karen R. Campbell
Print Name

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

True Copy Certification

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

Jaime L. Petrosky
Signature

State of PA

County of Allegheny

Personally appeared before me, [Name of Notary] Melanie Miller, a notary public for this county and state, [name of person making certification] * Jaime L. Petrosky who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-27-2022
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Melanie Miller, Notary Public
Beaver County
My commission expires April 27, 2022
Commission number 1223686
Member, Pennsylvania Association of Notaries