Karen Johnson Davidson County
Batch# 199462 DEEDQC
02/26/2019 04:00:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190226-0017518

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Yeni M. Guevara Guevara**, ("Grantor"), a married woman, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Emilio A. Diaz**, (Grantee), a married man all of her rights, title, and interests in the following described real property, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE; BEING LOT 122, WOODLAND HILLS, PHASE TWO, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 408, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

The purpose of this conveyance is to transfer any and all marital rights Yeni M. Guevara Guevara may have in said property.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20091022-0097886** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 26th day of **February, 2019.**

Yeni M Guevara Guevara
Yeni M. Guevara Guevara

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Yeni M. Guevara Guevara**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of **February, 2019.**

Maria Alfaro
NOTARY PUBLIC
MY COMMISSION EXPIRES: 03-08-21

MARIA ALFARO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 26th day of **February, 2019.**

Maria Alfaro
NOTARY PUBLIC
MY COMMISSION EXPIRES: 03-08-21

MARIA ALFARO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

PROPERTY ADDRESS: **3417 Bruner Ct.**
Nashville, TN 37211

TAX PARCEL NO.: 134-9-133.00

PROPERTY OWNER: **Emilio A. Diaz**
OWNER'S ADDRESS: 3417 Bruner ct. Nashville TN 37211

MAIL TAX BILLS TO: Owners at Property address

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venickia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENICKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEP 25 2019