Instrument prepared by:

Matt Maniatis
Saenz & Maniatis, PLLC
2874 Elm Hill Pike
Nashville TN 37214
615-366-1211

Address of new owner:

Roxana del Carmen Gutierrez
452 Moss Trail, Apt. H-3
Goodlettsville, TN 37072

Send tax bills to:

Roxana del Carmen Gutierrez
452 Moss Trail, Apt. H-3
Gootlettsville, TN 37072

Map & Parcel:

043 01 0 123.00

Karen Johnson Davidson County
Batch# 226717 DEEDQC
05/07/2019 09:32:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190507-0042624

QUITCLAIM DEED

This INDENTURE made between GORGE ALBERTO ZETINO hereinafter referred to as the "GRANTOR" and ROXANA DEL CARMEN GUTIERREZ hereinafter referred to as the "GRANTEE."

WITNESSETH:

GRANTOR, for other good and valuable consideration in the sum of $1.00, does hereby convey, transfer, remise, release, and relinquish, and forever quitclaim unto the GRANTEE, her heirs and assigns, all of GRANTOR'S right, title, and interest in the following described real estate in Davidson County, Tennessee:

Land in the 11th, formerly 19th Civil District of Davidson County, Tennessee, being part of Lot "C" on the Corrected Map of the W.P. Ready Subdivision of the Thornton Tract, as of record in Book 332, Page 110 Register's office for said County, and more particularly described as follows: Beginning at a point in the Southerly margin of Sarver (formerly Madison Avenue), 130 feet Westwardly from the common corner of Lots "C" and "D", thence with said Avenue, Westwardly 75 feet to a point, thence Southwardly 247 feet, more or less, to the Southwest corner of the property conveyed to James K. Traughber and wife, by deed from George P. Howell and wife, of record in book 1538, Page 479, said Register's office, thence with the Traughber's Southerly line, Eastwardly 75 feet to a point, thence Northwardly 244.5 feet, more or less, to the beginning.

Being the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 USC 17-1 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531), by deed dated January 24, 2007, and recorded at Instrument No. 20070628-00776980 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Gorge A. Zetino from Alphonso Jackson, Acting Secretary of Housing and Urban Development, on December 17, 2007 and recorded January 8, 2008 as Instrument Number 20080108-0002224, Register's Office for Davidson County, Tennessee.

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

This is improved property, known as 140 Sarver Avenue, Madison, TN 37115.

Witness my hand at Nashville, Tennessee, this the 3 day of May 2019.

GORGE ALBERTO ZETINO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, GORGE ALBERTO ZETINO with whom I am personally acquainted, or whose identity was demonstrated to me by satisfactory evidence, and who acknowledged that the foregoing document was executed for the purposes set forth therein.

Witness my hand, at office, this 3rd day of May, 2019.

TEE GORHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Notary Public
My Commission Expires: 7/6/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 1.00
, **Affiant**
Subscribed and sworn before me this the
7 **Day of** May, 2019.
Brandi Weis, **Deputy Register**