Karen Johnson Davidson County
Batch# 280480 DEEDQC
09/04/2019 10:20:16 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190904-0089114

This Instrument Prepared By & Return to:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW19288
Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, We, **Livier Gutierrez and Javier Gutierrez,** do hereby bargain, sell, release, remise, quitclaim and convey unto **Sergio Gutierrez** all our rights, title and interest in and to the following described real estate, to-wit:

Property address: 5532 Nevil Point, Brentwood, TN 37027

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 62 on the Plan of Revision One, Section Two, Brownstone Subdivision, of record in Plat Book 9700, Pages 942 and 943, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Sergio Gutierrez and Livier Gutierrez and Javier Gutierrez, as tenants in common with right of survivorship, by Warranty Deed from Jonathan Lowe Claxton, married, dated 10/12/18 and recorded 11/9/18 in Instrument No. 20181109-0111158, in the Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 20th day of August, 2019.

Livier Gutierrez
Livier Gutierrez

~~Javier Gutierrez~~

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IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 20th day of August, 2019.

~~**Livier Gutierrez**~~

Javier Gutierrez

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 20th day of August, 2019, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Livier Gutierrez** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Notary Public

NICOLE KENNEDY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

2.20.23
My Commission Expires

STATE OF TENNESSEE
COUNTY OF Williamson

On this 20th day of August, 2019, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Javier Gutierrez** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Notary Public

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

10-11-2021
My Commission Expires

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 20th day of August, 2019.

Notary Public
My Commission Expires: 10-11-2021

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Tax/Map ID & Parcel
171-04-0A-072.00 CO

New Owners:
Sergio Gutierrez
5532 Nevil Point
Brentwood, TN 37027

Send Tax Bills to :
Same as new owner