Karen Johnson Davidson County
Batch# 322552 DEEDQC
12/02/2019 10:19:16 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20191202-0123363

QUITCLAIM DEED

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 ME ON THE 22nd DAY OF Nov, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-3-2020

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # MAYRAQCD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Joel Gutierrez	new owner	
1421 O'Hara Drive		174-11-0-A-521.00-CO
Antioch, TN 37013		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARIA GUADALUPE GUTIERREZ, AN UNMARRIED WOMAN*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

JOEL GUTIERREZ, AN UNMARRIED MAN*

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1421 O'Hara Drive, Antioch, TN 37013

Witness my hand on this 4TH day of January, 2019.

Maria G Gutierrez
Maria Guadalupe Gutierrez

STATE OF CALIFORNIA
COUNTY OF ALEMEDA

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Maria Guadalupe Gutierrez, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Maria Guadalupe Gutierrez executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Oakland, California, this 4 day of January, 2019.

Notary Public Sharon Fonseca

My Commission Expires: Aug. 7, 2019

SHARON FONSECA
COMM. # 2122382
NOTARY PUBLIC • CALIFORNIA
ALAMEDA COUNTY
Comm. Expires AUG. 7, 2019

MAYRAQCD

EXHIBIT A - LEGAL DESCRIPTION

Being Lot No. 92, on the plan of Cane Ridge Farms Subdivision, Phase 3, Section I, as the same appears of record in Instrument No. 20070703-0079200, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Joel Gutierrez from Greenvale Construction, LLC, a Tennessee limited liability company by deed from of record in Instrument No. 20100304-0016587, in Register's Office for Davidson County, Tennessee.

Said conveyance is pursuant to a Marital Dissolution Agreement in Case number MC CH CV D1-18-4, in the Chancery Court for the 19th Judicial District Family Court Division for Montgomery County, Tennessee