Karen Johnson Davidson County
Batch# 345983 DEEDQC
01/21/2020 03:51:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200121-0007536

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, **Antonio Gutierrez Lagunes** ("Grantor"), a married man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Antonio Gutierrez Lagunes and James Roger Hurlburt, a married couple,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

BEING Lot No. 292 on the Plan of Section 5, Hillbrook, as of record in Book 3700, Page 73, Register's Office for said *County.

*Davidson

SAID Lot Fronts 85.65 feet on the westerly side of Richbriar Circle and extends back 177.1 feet on the southerly line and 175.3 feet on the northerly line to a dead line in the rear and measures 67.5 feet.

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.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20191017-0106522** in said Register's Office.

Intent of this conveyance is to join James Roger Hurlburt as the spouse of Antonio Gutierrez Lagunes in title vesting.

IN TESTIMONY WHEREOF I have executed this instrument the 21 day of **January, 2020.**

Antonio Gutierrez Lagunes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Antonio Gutierrez Lagunes**, 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 21 day of **January, 2020.**

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/08/2022

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 21 day of **January, 2020.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/08/2022

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS:	**3683 Richbriar Cir** **Nashville, TN 37211**
TAX PARCEL NO.:	**14704013000**
PROPERTY OWNER: OWNER'S ADDRESS:	**Antonio Gutierrez Lagunes and James Roger Hurlburt** **3683 Richbiar Circle** **Nashville, TN 37211**
MAIL TAX BILLS TO:	**SWBC Mortgage Corp.** **9311 San Pedro #100** **San Antonio, TX 78216**

Certificate of Authenticity

I, Venikka Branch, 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county
And state, Venikka Branch 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: 7-5-21

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-5-2021