Karen Johnson Davidson County
Batch# 352573 DEEDQC
02/03/2020 01:30:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200203-0012257

QUITCLAIM DEED

CF-TN-98341

MAIL RECORDED DEED TO:

JUAN F. GATICA GUERRERO
4264 BRICK CHURCH PIKE
WHITES CREEK, TN 37189

OWNER (SEND TAX BILLS TO):

JUAN F. GATICA GUERRERO
4264 BRICK CHURCH PIKE
WHITES CREEK, TN 37189

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JUAN F. GATICA GUERRERO, who took title as JUAN FRANCISCO GATICA, a single man (herein, "Grantor"), whose address is 4264 Brick Church Pike, Whites Creek, TN 37189, hereby bargains, sells, remises, releases, quit claims and conveys to JUAN F. GATICA GUERRERO, an unmarried man (herein, "Grantee"), whose address is 4264 Brick Church Pike, Whites Creek, TN 37189, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 4264 Brick Church Pike, Whites Creek, TN 37189

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

PIN NO: 032 10 0 007.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 31st day of January, 2020.

GRANTOR:

Juan F Gatica Guerrero

Juan F. Gatica Guerrero,
who took title as Juan Francisco Gatica

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Juan F. Gatica Guerrero, who took title as Juan Francisco Gatica, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of January, 2020.

[Affix Notary Seal]

INDIA K SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/03/2020

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $10.00 (00).

Grantee:

Grantee signature: Juan F Gatica Guerrero
Juan F. Gatica Guerrero

Subscribed and sworn to under oath before me, this 31st day of January, 2020 by Juan F. Gatica Guerrero.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/03/2020

INDIA K SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 168 ON THE PLAN OF SECTION TWO, QUAIL RIDGE, OF RECORD IN HAT BOOK 6200, PAGE 467, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

INCLUDED BUT EXCLUDED FROM THE ABOVE DESCRIBED PROPERTY IS THAT PORTION CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE, OF RECORD IN INSTRUMENT NO. 20030312-0033193, IN SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20170522-0050788 on May 22, 2017.

PIN NO: 032 10 0 007.00

STREET ADDRESS:

4264 Brick Church Pike, Whites Creek, TN 37189

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

20-029993 (DS)

True Copy Certification

I, **Perre M. Cabell**, 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 **Mississippi**

County of **Hancock**

Personally appeared before me, **Ken L Amacker**, a notary public for this county and state, **Perre M. Cabell** 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 6/15/21
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
My Commission Expires
June 15, 2021
PEARL RIVER COUNTY