Karen Johnson Davidson County
Batch# 368279 DEEDQC
03/05/2020 04:11:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200305-0025215

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, **Arturo Guzman** ("Grantor"), a married man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Francisco Guzman Chavez** (Grantee), a married man, all of his rights, title, and interests in the following described real property, to wit:

DESCRIBED property located in Davidson County, Tennessee, to-wit:

BEING Lot No. 2 on the Plan of the Resubdivision of Lots 118, 119, and 120, Priest Lake Park, Section Two, as of record in Book 6200, Page 531, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

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 Special Warranty Deed of record at Instrument Number **20090617-0056200,** in said Register's Office.

**Grantor warrants that this was not his primary residence and that said property was used for investment purposes only. **

IN TESTIMONY WHEREOF I have executed this instrument the 5th day of ~~February~~ March, **2020.**

Arturo Guzman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Arturo Guzman,** 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 5 day of ~~February~~ March, **2020.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/08/2022

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 5 day of ~~February~~ March, **2020.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/08/2022

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS:	**109 Castaway Ct.** **Nashville, TN 37217**
TAX PARCEL NO.:	**136-02-0-052.00**
PROPERTY OWNER:	**Francisco Guzman Chavez**
OWNER'S ADDRESS:	**109 Castaway Ct.** **Nashville, TN 37217**
MAIL TAX BILLS TO:	**Owner at property address**

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