Karen Johnson Davidson County
Batch# 424528 DEEDQC
06/23/2020 01:49:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200623-0067690

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, **Argenis Zarate Gutierrez** ("Grantor"), unmarried , hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Argenis Zarae Gutierrez, unmarried, and Francisco Zarate Aquino and Guadalupe Gutierrez Mercado, Husband and Wife, as tenants in common with full rights of survivorship,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

BEING LOT NO. 11 ON THE PLAN OF VILLAGES OF LARCHWOOD, PHASE 2, SECTION 2, 1ST REVISION, OF RECORD IN BOOK 9700, PAGE 530 AND REVISED IN BOOK 9700, PAGE 627, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION.

FOR INFORMATION PURPOSES ONLY: 801 Ragsdale Court, Nashville, TN 37214

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 20190716-0069155 in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 22 day of June, 2020.

Argenis Zarate Gutierrez

STATE OF TENNESSEE
COUNTY OF DAVDISON

Personally appeared before me, a Notary Public in and for said state and county, **Argenis Zarate Gutierrez**, 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 22nd day of June, 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 DAVDISON

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**.

C Walsh
AFFIANT

SUBSCRIBED AND SWORN before me this the 22 day of June, **2020.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/08/2022

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS:	**801 Ragsdale Ct.** **Nashville, TN 37214**
TAX PARCEL NO.:	**108040A06600CO**
PROPERTY OWNER:	**Argenis Zarae Gutierrez, Francisco Zarate Aquino and Guadalupe Gutierrez Mercado**
OWNER'S ADDRESS:	**801 Ragsdale Court** **Nashville, TN 37214**
MAIL TAX BILLS TO:	**Owners 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