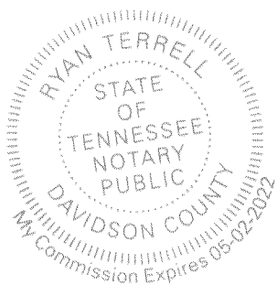
QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF August 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christian Guerrero	**Same**	**051-11-0-029.00**
(NAME)	(NAME)	
512 Freda Villa		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 462698 DEEDQC
08/24/2020 11:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200824-0095311

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

LYDIA NELL WILKENS-REED, SINGLE ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

CHRISTIAN GUERRERO, SINGLE ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT OF LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY SOUTHERN AND ASSOCIATES, INC., DATED JULY 19, 1976, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF FREDA VILLA AT THE SOUTHWEST CORNER OF THE DORTHA HUFFINE PROPERTY OF RECORD IN BOOK 4181, PAGE 303, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH DORTHA HUFFINE'S WESTERLY LINE NORTH 1 DEGREES 10 MINUTES WEST 240.8 FEET TO A POINT; THENCE NORTH 86 DEGREES 12 MINUTES WEST 125.1 FEET TO A POINT; THENCE SOUTH 21 DEGREES 00 MINUTES WEST 231.8 FEET TO A POINT IN THE NORTHERLY MARGIN OF FREDA VILLA; THENCE WITH THE NORTHERLY MARGIN OF FREDA VILLA SOUTHEASTERLY AROUND A SLIGHT CURVE204.0 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CHRISTIAN GUERRERO AND LYDIA NELL WILKENS-REED, BY WARRANTY DEED FROM MARY F. WILLIAMS, OF RECORD IN INSTRUMENT NUMBER 20191231-0134755, AND SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NUMBER 20200218-0017661, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

This is **improved** property known as: **512 Freda Villa, Madison, Tennessee 37115**

Witness our hands this the 21 day of August, 2020.

LYDIA NELL WILKENS-REED

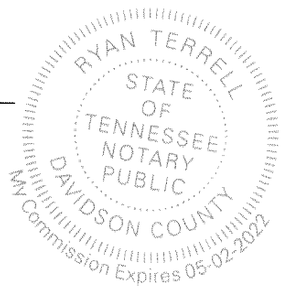
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LYDIA NELL WILKENS-REED,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21 day of August, 2020.

Notary Public

My Commission Expires:



True Copy Certification

I, John Gleaves, 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, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY