Karen Johnson Davidson County Batch# 492138 DEEDQC 10/08/2020 02:14:02 PM 2 pgs Fees: $12.00 Taxes: $0.00 20201008-0117251	STATE OF: TENNESSEE) COUNTY OF: DAVIDSON) THE ACTUAL CONSIDERATION FOR THE TRANSFER IS $0, PURSUANT TO T.C.A. §67-4-409(a)(3)(E). FURTHER AFFIANT SAYETH NAUGHT Elmer G. Romero. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME THIS 06th DAY OF AUGUST, 2019. NOTARY PUBLIC My commission expires: 02 May 2022

DELMIN SALAZAR MEDRANO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMM. EXPIRES 5-2-2022

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	INSTRUMENT PREPARED BY:
Sara Estela Caceres Cordon 1703 Red Jacket Drive Antioch, TN 37013	Sara Estela Caceres Cordon 1703 Red Jacket Drive Antioch, TN 37013 **MAP/PARCEL: 173-228 (for 2005)**	Thomas Jay Brown, Esq. Community Law Group, PLLC 2604 Nolensville Pike, Ste. C Nashville, TN 37211

QUITCLAIM DEED

WHEREAS ELMER GUTIERREZ ROMERO, unmarried, is the current owner of record of the property more specifically described, *infra* (*hereinafter* "Property");

WHEREAS, on 06 August 2019, the current owner of record dissolved his marriage and the Final Decree of Divorce therefrom states: "..Husband must execute and deliver to Wife or Wife's counsel a quitclaim deed to reflect Husband's conveyance of his full, undivided interest in the Property to SARA ESTELA CACERES CORDON who will receive the Property as her sole and separate property." – Davidson County 3rd Circuit Court; Case No.: 18D-1500;

WHEREAS, per the Final Decree, the undersigned Party, ELMER GUTIERREZ ROMERO, unmarried, desires to assign and quitclaim his full, undivided interest in the Property to: **SARA ESTELA CACERES CORDON**, a single woman; and

NOW, THEREFORE:

FOR AND IN CONSIDERATION of the sum of -0- dollars and No/100 Dollars ($0.00), **ELMER GUTIERREZ ROMERO**, by these presents, has bargained, sold and does hereby convey, remise, release and forever quitclaim unto **SARA ESTELA CACERES CORDON**, a single woman, her successors and assigns, his entire right, title and interest in and to the following described tract of land:

> BEING all of Lot No. 2 (Two) in the Plan of Barnes Crossing Planned Unit Development, as shown by Master Deed of record in Instrument Number 20050721-0084791 and Amended of record in Instrument Number 20051114-0136938, of the Register's Office, to which plat reference is hereby made for a more complete description of said property.
>
> BEING a portion of the property conveyed to Ole South Properties, Inc., a Tennessee Corporation, by deed from Barnes Crossing, LLC, a Tennessee Limited Liability Company, dated August 2, 2005, appearing of record in Instrument Number 20050805-0092481, Further sources of title of record in Instrument Number 20050203-0012945, and in Instrument Number 20041207-0145544, of the Register's Office of Davidson County, Tennessee.
>
> THIS conveyance is made subject to Master Deed and By-Laws of record in Instrument Number

20050721-0084791, Re-recorded of record in Instrument Number 20050805-0092480 and Amended of record in Instrument Number 20051114-0136938; Easement to Metro of record in Instrument Number 20050721-0084791; Deed to Metro of record in Instrument Number 20050811-0095171; Charter of Home Owners Association included in Master Deed as Exhibit B; Planned Unit Development Boundary of record in Instrument Number 20050128-0010427; Twenty Four Month Chain of Title of record in Instrument Number 20041206-0144584, in Book 8039, page 387, and in Book 6791, page 454; all matters shown on said Master Deed of record in Instrument Number 20050721-0084791 and Amended of record in Instrument Number 20051114-0136938: all of said Register's Office.

Being the same property conveyed to ELMER GUTIERREZ ROMERO, unmarried, by warranty deed from OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION, signed on 10 March 2006 and recorded on 16 March 2006 and of record in Instrument Number 20060316-0030372, Register's Office for Davidson County, Tennessee.

This is improved Property more commonly known as: 1703 Red Jacket Drive, Antioch, Tennessee 37013.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 06th day of August, 2019.

Elmer G. Romero.
ELMER GUTIERREZ ROMERO

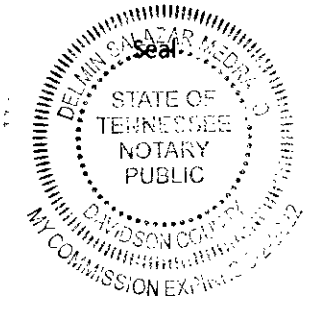
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **ELMER GUTIERREZ ROMERO**, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 06th day of August, 2019.

D. Salazar
DELMIN SALAZAR, NOTARY PUBLIC
My Commission Expires: 02 May 2022

Seal.



This attorney prepared this Deed without the benefit of a title examination and solely with the information provided him by the Parties; this attorney assumes no responsibility for the accuracy of the legal description or the status of the title to the Property