Karen Johnson Davidson County
Batch# 515982 DEEDQC
11/13/2020 11:34:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201113-0134221

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, **Carlos Bladimir Guzman** ("Grantor"), a married man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Brandie C Rochin,** (Grantee), a married woman, all of her, rights, title, and interests in the following described real property, to wit:

SEE ATTACHED EXHIBIT "A"

Being a portion of the same property previously conveyed to Carlos Bladimir Guzman by Warranty deed from Music City Holding, LLC, a Texas limited liability company of record in Instrument No. 20190401-0028951 Register's Office for Davidson County, Tennessee, dated March 29, 2019 and recorded on April 01, 2019.

Seller is warranting that this property has not been used as his primary.

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 **20190401-0028951** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 12 day of **November, 2020.**

Carlos Bladimir Guzman

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public in and for said state and county, **Carlos Bladimir Guzman,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12 day of **November, 2020.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

For recording information only

STATE OF TENNESSEE
COUNTY OF

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 12th day of **November, 2020.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PROPERTY ADDRESS:	**8517 Old Charlotte Pk., Pegram, TN 37143**
TAX PARCEL NO.:	**112 00 0 076 00**
PROPERTY OWNER:	**Brandie C Rochin**
OWNER'S ADDRESS:	**8517 Old Charlotte PIke, Pegram, TN 37143**
MAIL TAX BILLS TO:	**owner at owners address**

EXHIBIT "A"

A certain tract or parcel of land in the 9th Civil District of Davidson County, Tennessee, described according to a survey by Hickerson and Smith, Engineers, dated July 1, 1965, described as follows:

Beginning at a point in the center of Old Charlotte Pike, which is the N.W. corner of the tract conveyed to Joe A. Mann, Trustee, with full power to convey without the joinder of any beneficiary by deed from Marguerite L. Railey Weaver, a widow, of record in Book 3795, page 469, Register's Office for Davidson County, Tennessee; thence North 75 degree. 45' East 152 feet to a point; thence North 82 degree. 30' East 238 feet to a point; thence South 17 degree. West 280 feet to a point; thence South 33 degree. West 460 feet to a point; thence North 88 degree. West 260 feet to a point; thence North 19 degree. East 607 feet to the point of beginning.

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson

Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022