Karen Johnson Davidson County
Batch# 617179 DEEDQC
04/16/2021 02:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210416-0051402

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $-0-. Affiant Subscribed and sworn to before me, this 16th day of April, 2021. Notary Public My commission expires: 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd., Suite 200
Gallatin, TN 37066

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mercedes Marisela Guevara	**NEW OWNER**	**05812002500**
3328 Kings Ln.		
Nashville, TN 37218		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Sandra Zamora, unmarried,** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Mercedes Marisela Guevara** herein called "GRANTEE", his/her/their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 240 on the plan of Haynes Park Subdivision, Section 3, a plat of which is of record in Book 4460, page 185, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sandra Zamora by Special Warranty Deed from Bank of New York, as Trustee for the Certificateholders of Asset-Backed Certificates, Series 2003-SD2, dated January 2, 2007, of record in Instrument No. 20070514-0057463, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

This is improved property commonly known as 3328 Kings Ln., Nashville, TN 37218

WITNESS my/our hands this 14 day of April, 2021.

Sandra Zamora

Sandra Zamora

STATE OF Tennessee

COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, the within named **Sandra Zamora**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of April, 2021.

Emily Joy Montgomery

NOTARY PUBLIC

My Commission Expires: 9-2-2024

EMILY JOY MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY