..aren Johnson Davidson County
Batch# 800256 DEEDQC
02/04/2022 10:30:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220204-0013132

This Instrument Prepared By:

Lincoln Title and Escrow
131 Donelson Pike
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater, for this transfer is
$ 10.00
_____, Affiant
Subscribed and sworn before me this the
4 Day of Feb, 2022.
D. Hayes, Deputy Register

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Guillermina Gomez **2617 Mesa Drive** **Nashville, TN 37217**	**Guillermina Gomez** **2617 Mesa Drive** **Nashville, TN 37217**	**149-04-0-207.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Guillermina Gomez, unmarried and Miguel A. Gomez and wife Janae K. Gomez** the Grantor," have this day and date bargained and sold and by these presents do hereby convey, remise, release and forever quitclaim unto **Guillermina Gomez, unmarried** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 337 on the Plan of Section IX Edge-O-Lake Estates of record in Plat Book 3700 at pate 131, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dixie Lee McClellan by deed from John Parkovich and wife, Madeleine Parkovich of record in Book 8589, Page 137, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Guillermina Gomez, unmarried and Miguel A. Gomez and Wife, Janae K. Gomez by Warranty Deed from Dixie Lee McClellan, dated March 31st, 2000, of record in Instrument No. 200004110036627, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 4 day of February, 2020.

Miguel A. Gomez

Janae K. Gomez

Guillermina Gomez

STATE OF TENNESSEE
COUNTY OF Davidson

On this 4th day of February, 2022, before me personally appeared **Guillermina Gomez unmarried and Miguel A. Gomez and wife Janae K. Gomez** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of February, 2022.

Charlotte E Herring
Notary Signature
My commission expires:_____

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 05, 2025