QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF February, 2022.

Notary Public

MY COMMISSION EXPIRES: 7-10-24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 7-10-2024

JM-SB-RB-20-5532

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER: (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Sergio Gutierrez, single and Livier Gutierrez, single	**NEW OWNER**	
(NAME)	(NAME)	**171-04-0A-072.00-CO**
5532 Nevil Pt,		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027-3280		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JAVIER GUTIERREZ, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SERGIO GUTIERREZ AND LIVIER GUTIERREZ, BOTH UNMARRIED** hereinafter called the Grantee(s) 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:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Revision One, Section Two, Brownstone, R40 Residential P.U.D of record in Plat Book 9700, Page (s) 942 and 943, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sergio Gutierrez, Livier Gutierrez and Javier Gutierrez by Quitclaim deed from Sergio Gutierrez of record in Instrument No. 20191101-0112602 Register's Office for Davidson County, Tennessee dated August 20, 2019 and recorded on November 01, 2019.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **5532 Nevil Pt, Brentwood, Tennessee 37027-3280**.

Karen Johnson Davidson County
Batch# 809953 **DEEDQC**
02/23/2022 02:15:02 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220223-0020629

Witness my/our hand(s) this the 1 day of FEBRUARY, 2022.

Javier Gutierrez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAVIER GUTIERREZ, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1 day of FEBRUARY, 2022.

Notary Public
My Commission Expires: 3/20/24
(SEAL)

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

CHARLES E. PLUNKETT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.