QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 850149 DEEDQC
05/03/2022 02:51:24 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220503-0051447

J-BR-18-13371-H

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 29th DAY OF APR, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
Ana libia Torres, a single woman	**NEW OWNER**	
(NAME)	(NAME)	**182-00-0-080.00**
13371 Old Hickory Blvd.		
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013		
(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, **ZENAIDO AMBROSIO GUTIERREZ AND VIRIDIANA CHAVEZ CASTRO, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANA LIBIA TORRES, A SINGLE WOMAN** 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:

Beginning at a point in the center line of Old Hickory Blvd. at the Northeast corner of Edwards property; thence N. 51 degrees 55 minutes E. 238 feet along said center line to a point; thence continuing N. 45 degrees 25 minutes E. 203.5 feet along said center line to a point; thence S. 83 degrees 30 minutes E. 60 feet to a point; thence S. 4 degrees 00 minutes W 675 feet to a corner post; thence N. 86 degrees 50 minutes W. 56.3 feet to a concrete monument; thence N. 36 degrees 40 minutes W. 484 feet to the point of beginning and containing 3.3 acres, more or less.

The grantor erroneously took title as Zenaido Ambrosia Gutierrez in the prior deed of conveyance. References to Zenaido Ambrosia Gutierrez and Zenaido Ambrosio Gutierrez in this instrument make reference to both one and the same individual.

Being the same property conveyed to Zenaido Ambrosia Gutierrez and Viridiana Chavez Castro, husband and wife, by Warranty Deed from 786 Properties LLC, a Tennessee Limited Liability Company, filed for record on 1/30/2018 as Instrument Number 20180130-0009286, Register's Office for Davidson County, Tennessee.

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: **13371 Old Hickory Blvd., Antioch, Tennessee 37013**.

Witness my/our hand(s) this the 27 day of April, 2022.

Zenaido Ambrosio Gutierrez

Viridiana Chavez Castro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ZENAIDO AMBROSIO 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 27th day of April, 2022.

Notary Public
My Commission Expires: 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIRIDIANA CHAVEZ CASTRO, 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 27th day of April, 2022.

Notary Public
My Commission Expires: 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

RETURN TO:

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