QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 850318 DEEDQC
05/04/2022 12:32:05 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220504-0051659

JM-BMR-22-409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

BONNIE L HEAD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 5·20·2025 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Maria Guerrero Areteaga	**Same**	
(NAME)	(NAME)	**033-08-0-020.00**
409 Gates Rd		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, **JESUS A. ESTRELLA LICEA**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARIA GUERRERO ARETEAGA** 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 Gatewood Section 1 of record in Plat Book 3300, Page (s) 47 through 52, inclusive, in the Register's Office for Davidson County (Erroneously referred to as Sumner in Prior Deed), Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 62 fronts 210.2 feet on the Northerly side of Gates Roads and extends back 186.6 feet on the Northeasterly line and 186 feet on the Southerly line to a line in the rear, which is broken on which it measures 169.6 feet.

Being the same property conveyed to Maria Guerrero and Jesus A. Estrella Licea, wife and husband by Warranty deed from John B. Pyka and Lorna R. Pyka of record in Instrument No. 20171117-0118400 Register's Office for Davidson County, Tennessee, dated November 16, 2017 and recorded on November 17, 2017. Having since divorced and pursuant to the Final Decree of Divorce in Docket No. 21D180, Fourth Circuit Court for Davidson County, Tennessee, the said Jesus A. Estrella Licea hereby conveys any and all interest he holds in said property to Maria Guerrero.

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: **409 Gates Rd, Goodlettsville, Tennessee 37072**.

Witness my/our hand(s) this the 6 day of April, 2022.

Jesus Estrella

Jesus A. Estrella Licea

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESUS A. ESTRELLA LICEA, 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 6th of April, 2022.

Brittany Stewart

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 and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212