Karen Johnson Davidson County
Batch# 851310 DEEDQC
05/05/2022 11:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220505-0052005

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** JENNIFER GHANEM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 28th day of April, 2022. Notary Public My Commission Expires: 11-3-25

QUITCLAIM DEED

Address New Owner: Roberto Gutierrez 2819 Old Buena Vista Rd Nashville, TN 37218	Send Tax Bills to: New Owner	Map Parcel No. 070-02-0C-001.00 & 070-02-0C-002.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERTO GUTIERREZ** ("Grantor"), by these presents, does hereby quitclaim and convey unto **ROBERTO GUTIERREZ** and his heirs, successors and assigns ("Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2819 and Unit No. 2821 on the plan of Homes at 2819 Old Buena Vista Road, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 2819 Old Buena Vista Road, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210722-0098846, and amended as Instrument No. 20210812-0108713, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to ROBERTO GUTIERREZ, by deed from XE DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20210817-0111077, dated August 12, 2021, said Register's Office.

This Quitclaim Deed is being executed to update the property records and respective legal descriptions.

This is improved property known as: **2819 & 2821 Old Buena Vista Rd, Nashville, TN 37218**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

Witness this 28th day of April, 2022, the bargaining party, having caused his name to be signed hereto on said day and date.

ROBERTO GUTIERREZ

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **ROBERTO 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 such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2022.

Notary Public
My commission expires: _____

JENNIFER GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Margaret Philpott do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/28/2022 (date of document).

Affiant Signature

4/28/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

