Karen Johnson Davidson County
Batch# 851725 DEEDQC
05/06/2022 12:14:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220506-0052526

After recording return to:
Coast-To-Coast Title and Escrow Services, LLC
2240 Belleair Rd, STE 250
Clearwater, FL 33764
File No. 22-112199-TN-R

This document prepared by:
John O. Windsor, Esq.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel No.: 135-10-0C-140-00

QUITCLAIM DEED

THIS DEED made and entered into on this 14 day of April, 2022, by and between **Jose Abel Guardado Guerrero F/K/A Jose A. Guardado, unmarried and Ana Navarro, unmarried, as joint tenants with rights of survivorship,** a mailing address of 3416 Hope Cove, Nashville, TN 37217, hereinafter referred to as Grantor(s) and **Jose Abel Guardado Guerrero, an unmarried man and Ana Navarro, an unmarried woman, as joint tenants with rights of survivorship,** a mailing address of 3416 Hope Cove, Nashville, TN 37217, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of TEN and NO/100 ($10.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 120, on the plan of Ransom Park, Section Five, as of record in Instrument No. 20041118-0138647, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Property Address: 3416 Hope Cove, Nashville, TN 37217

Being the same which Corey Jones, an unmarried man by Warranty Deed dated 10/05/2018 and recorded 10/11/2018 in the County of Davidson, State of TN, in Instrument Number: 20181011-0100811 conveyed unto Jose Abel Guardado Guerrero F/K/A Jose A. Guardado, unmarried and Ana Navarro, unmarried, as joint tenants with rights of survivorship.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Jose ~~Abel~~ Guardado Guerrero F/K/A Jose A. Guardado

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Jose Abel Guardado Guerrero F/K/A Jose A. Guardado, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in ~~April~~ Hend, this 14 day of April, 2022.

Notary Public
My Commission expires: October 30, 2024

HEATHER M. MIOU
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-30-2024

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Ana Navarro

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Ana Navarro, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in April, this 14 day of _____, 2022.

Heather M. Miqui
Notary Public
My Commission expires: October 30, 2024

HEATHER M. MIQUI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-30-2024

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: _____

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 14 day of April, 2022.

Notary Public
My Commission Expires: October 30, 2024

HEATHER M. MIQUI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-30-2024

Name and address for person(s) responsible for taxes:

Jose Abel Guardado Guerrero and Ana Navarro
3416 Hope Cove
Nashville, TN 37217

Name and address of property owner:

Jose Abel Guardado Guerrero and Ana Navarro
3416 Hope Cove
Nashville, TN 37217

Tennessee Certification of Electronic Document

I, Tracy Freeman, do here by 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 the law on 4/14/22 (date of document).

Tracy Freeman

Affiant Signature

4/15/22

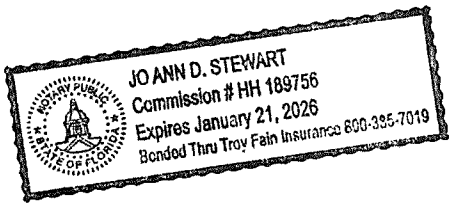
Date

State of : FLORIDA

County of : PINELLAS

Sworn to and subscribed before me this 15th day of April, 2022.

NOTARY'S SEAL



Notary's Signature

Jo Ann D. Stewart

Notary's Name

MY COMMISSION EXPIRES: 1-21-2026