This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-17137-LV

Karen Johnson Davidson County
Batch# 873664 DEEDQC
06/17/2022 11:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220617-0069614

This instrument was prepared from information supplied by the parties. Momentum Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 11th day of May, 2022.

LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My Commission Expires: 3/12/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Yamil Guzman 2791 Watersview Drive Nashville, TN 37217	New Owner	136-13-0-025 and 36-13-0-052.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Allison Guzman, unmarried,** ("Grantor") do hereby quitclaim and convey unto **Yamil Guzman, married** ("Grantee"), his heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

A 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. 61 and Reserve Parcel B on the Plan of Edge-O-Lakes Estates, Section 4, of record in Book 3600, Page 88, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Yamil Guzman, unmarried, by Quitclaim deed from Allison Guzman, unmarried, dated February 27, 2015 and recorded October 6, 2015 in Instrument No. 20151006-0101660, Register's Office for Davidson County, Tennessee. Said Quitclaim deed omitted Reserve Parcel B from the legal description and this deed is executed to correct the omission. (See also Final Decree, Case No. 14D198, Third Circuit Court for Davidson County at Nashville).

Being the same property conveyed to Yamil Guzman and Allison Guzman, husband and wife by Warranty Deed from James E. Rucker and Patricia Rucker, dated December 15, 2011 and recorded on December 27, 2011 in Instrument No. 20111227-0100799, Register's Office for Davidson County, Tennessee.

Being also known as 2791 Watersview Drive, Nashville, TN 37217 and 0 Rural Hill Rd., Nashville, TN 37217

This is improved property located at: **2791 Watersview Drive, Nashville, TN 37217.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

This instrument was prepared with information supplied by the parties. No title examination, survey, or settlement has been performed. Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of May, 2022.

GRANTOR:

Allison Guzman

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Allison Guzman, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of May, 2022.

LISA VIRDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My Commission expires: 3/12/2024

Momentum Title, LLC

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 5-11-22 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 5/11/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 **day of** May, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM