RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Road, Ste 203
Franklin, TN 37069
TN1912962

Karen Johnson Davidson County
Batch# 888209 DEEDQC
07/13/2022 12:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220713-0080586

QUIT CLAIM DEED

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

STATE OF TENNESSEE
COUNTY OF Williamson

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of July, ~~2020~~ 2022

Katherine Warren
NOTARY PUBLIC

My commission expires: 3/22/26

THIS INSTRUMENT PREPARED BY:
ROBSON & LOPEZ LLC 180 W. WASHINGTON SUITE 700 CHICAGO, IL 60602

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clifford Lewis and Peggy Sue Gutierrez **304 Harrison Street** **Nashville, TN 37211**	Same address as new owner	**133-02-0-353.00**

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Clifford Lewis, a widower not since remarried** hereinafter called the Grantor, has quit claimed and sold and by these presents do hereby quit claim all its right, title and interest unto **Clifford Lewis, a widower not since remarried and Peggy Sue Gutierrez, a married woman, property to be held as tenants in common with rights of survivorship** hereinafter called the Grantee, their successors and assigns forever, those certain parcels of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of McLester Addition in Nolen Heights, of record in Book 421, Page 92, Register's Office for said County.

Said Lot No. 35 fronts 50 feet on the northerly side of Morrison Street and runs back between parallel lines 150 feet to an alley.

Subject to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

BEING THE SAME PREMISES CONVEYED to Clifford Lewis and his deceased wife, Mary Lewis, by virtue of a quit claim deed from Clifford Lewis (Grantor) to Clifford Lewis and wife Mary Lewis (Grantees) dated September 25, 2008 and recorded October 16, 2008, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20081016-0104160.

BEING THE SAME PREMISES CONVEYED to Clifford Lewis, by virtue of a quit claim deed from Clifford Lewis and wife Mary Lewis (Grantors) to Clifford Lewis dated March 15, 2005, and recorded July 13, 2005, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20050713-0081173.

WITNESS GRANTORS' HAND, this 12th day of July, 20~~20~~ 22 FB

Clifford Lewis

Clifford Lewis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned, a Notary Public in and for the County and State above, the within named **Clifford Lewis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that they executed the foregoing instrument of their own free will for the purposes therein contained.

WITNESS my hand and seal, this the 12th day of July, 20~~20~~ 22. FB

FRANCES BAIZA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Frances Baiza
Notary Public

Frances Baiza
Printed Notary Name

My commission expires: 11/06/2023

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 7/12/22 (date of document).

Jennifer L. Pennell

7/13/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13 day of July, 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

