QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF August, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

JM-QCD-22-411

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Maria del Rosario Guerrero Arteaga, unmarried	**NEW OWNER**	
(NAME)	(NAME)	**033-08-0-021.00**
411 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, **ANGEL L. GUERRERO, MARRIED AND MARIA GUERRERO ARTEAGA, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARIA DEL ROSARIO GUERRERO ARTEAGA, UNMARRIED** 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 Number 63 on the Plan of Gatewood, Section I, as of record in Book 3300, Page 47-52, inclusive, Register's Office for said County, to which Plan Specific reference is made herein for a more complete legal description of Metes and Bounds.

Being the same property conveyed to Maria Guerrero Arteaga, married and Angel L. Guerrero, married by Warranty deed from Gerald E. Smith, unmarried of record in Instrument No. 20111230-0102159 Register's Office for Davidson County, Tennessee, dated December 14, 2011 and recorded on December 30, 2011.

The said Maria Guerrero Arteaga has since divorced and is now known as Maria del Rosario Guerrero Arteaga. The subject property was never her marital residence.

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

Karen Johnson Davidson County
Batch# 901977 **DEEDQC**
08/11/2022 10:31:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220811-0091322

Witness my/our hand(s) this the 30 day of July, 2022.

J-ANGEL Guerrero-Lugo
Angel L. Guerrero

Maria Guerrero
Maria Guerrero Arteaga

Ma. Silvia Guerrero
Ma. Silvia Guerrero

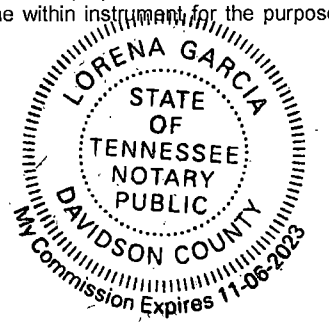
Ma. Silvia Guerrero, spouse of Angel L. Guerrero, hereby joins in this conveyance and does transfer and convey any and all marital interest Ma. Silvia Guerrero may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGEL L. GUERRERO, 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 28th of June, 2022.

Lorena Garcia
Notary Public
My Commission Expires: 11/06/2023
(SEAL)

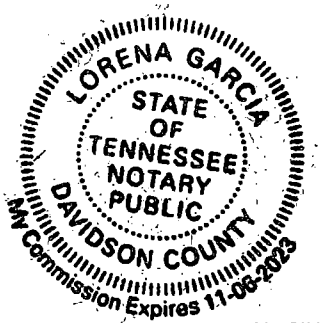


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIA GUERRERO ARTEAGA, 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 28th of June, 2022.

Lorena Garcia
Notary Public
My Commission Expires: 11/06/23
(SEAL)

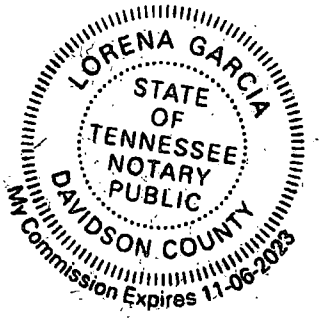


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MA. SILVIA GUERRERO, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of June, 2022.

Lorena Garcia
Notary Public
My Commission Expires: 11/06/23
(SEAL)



RETURN TO:

Rudy Title & Escrow, LLC
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Nashville, TN 37206