QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 959936 DEEDQC
01/11/2023 08:30:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230111-0002271

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SUBSCRIBED
day of Decembe

The actual consideration or true value, whichever is greater for this transfer is
$ 0

, Affiant

Subscribed and sworn before me this the
11 Day of JAN, 2023
A. Hayes, Deputy Register

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Warranty Title LLC dba
Warranty Title Insurance Co., 2401 Memorial Blvd, Springfield, TN 37172

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Enrique Ramos	SAME	
(NAME)	(NAME)	
120 Roosevelt Ave		04305014400
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.:

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **J. Angel Guerrero Lugo, hereinafter called the GRANTORS,** have bargained and sold, and by these presents do transfer and convey unto **Enrique Ramos and J. Angel Guerrero Lugo, as Tenants in Common with Right of Survivorship, hereinafter called the GRANTEES, his/her** heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Land in Davidson County, Tennessee, being Tract 12 in Block B of Kennaston Estate, a subdivision in Davidson County, Tennessee, a plat of which is of record in Book 843, Page 83, Register's Office for Davidson County Tennessee , to which plat reference is hereby made for a more complete description.

Being the same property conveyed to J. Angel Guerrero Lugo, by Warranty Deed from Raul Moreno and wife, Marta M. Moreno, recorded on 5/1/2018 and being of record at Instrument No 20180501-0041159, Register's Office for Davidson County, Tennessee.

X Angel Guerrero

X

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **J. Angel Guerrero Lugo**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of December, 2022.

My Commission Expires: 7-6-2026

Notary Public

ANA SHIRLEY TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 06, 2026