QUITCLAIM DEED

Karen Johnson
Batch# 962819
01/20/2023 08:54:39 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20230120-0004613

W-QCD-23-3681

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

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 17th DAY OF January, 2023.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gloria E. Guzman, a single woman, and Elizabeth Terese Guzman, a single woman, as tenants in common with right of survivorship	**NEW OWNER**	
(NAME)	(NAME)	**14704012900**
3681 Richbriar Cir,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **GLORIA E. GUZMAN, A SINGLE WOMAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **GLORIA E. GUZMAN, A SINGLE WOMAN, AND ELIZABETH TERESE GUZMAN, A SINGLE WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to 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 No. 293, on the Plan of Hillbrook, Section 5, of record in Plat Book 3700, Page 73, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gloria E. Guzman, a single woman by Warranty Deed from Cary V. Finley, unmarried, of record in Instrument No. 20131226-0129966, in the Register's Office of Davidson County, Tennessee.

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: **3681 Richbriar Cir, Nashville, Tennessee 37211**.

Witness my/our hand(s) this the 17 day of January, 2023.

Gloria E. Guzman
Gloria E. Guzman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLORIA E. GUZMAN, 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 ~~9th~~ 17th of January, 2023.

Lindsay B. Fattal
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212