Karen Johnson Davidson County
Batch# 972012 DEEDQC
02/17/2023 03:13:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230217-0011831

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Brandi Marie Gutierrez** ("Grantor"), a married woman, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Brandi Marie Luckado and Jose David Cruz Lamothe,** wife and husband, (Grantees), all of her rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Chatham Pointe, of record in Plat Book 6900, Page 444 through 447, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Brandi Marie Gutierrez, a single woman, by virtue of that certain Warranty Deed dated May 13, 2021, and being of record at Instrument No. 20210518-0067472 in the Register's Office of Davidson County, Tennessee.

Brandi Marie Gutierrez is one and the same and also known as Brandi Marie Luckado.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20210518-0067472** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 16th day of **February, 2023.**

Brandi Luckado
Brandi Marie Luckado

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Brandi Marie Luckado**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of **February, 2023.**

JOSEPHINA SANCHEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Josephina Sanchez
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-7-2026

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

JOSEPHINA SANCHEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN before me this the 16th day of **February, 2023.**

Josephina Sanchez
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-7-2026

PROPERTY ADDRESS:	**3660 Burwick Pl. Antioch, TN 37013**
TAX PARCEL NO.:	**151010A07900CO**
PROPERTY OWNER:	**Brandi Marie Luckado and Jose David Cruz Lamothe**
OWNER'S ADDRESS:	**3660 Burwick Pl. Antioch, TN 37013**
MAIL TAX BILLS TO:	**New Owners**

Certificate of Authenticity

I, Holly A. Mason, 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 February 10 2023.

Affiant Signature

2/17/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of February 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2026