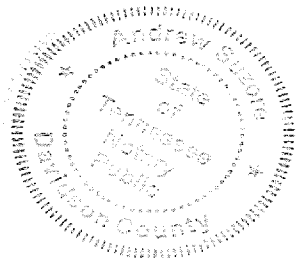
Karen Johnson Davidson County
Batch# 977524 DEEDQC
03/06/2023 03:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230306-0016051



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer is $-0-.

Daniel Thompson
Affiant

Subscribed and sworn to before me, this 16th day of Februaryy, 2023.

Notary Public

My commission expires: May 7, 2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Juan Miguel Caxaj Gutierrez and Juana Cecilia Tax Caxaj	**SAME**	**050-03-0-040.00**
1508 Pineview Drive		
Nashville, TN 37207		

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, I, **Juan Miguel Caxaj Gutierrez, a single man** (hereinafter the "Grantor"), hereby quitclaim and convey to **Juan Miguel Caxaj Gutierrez and Juana Cecilia Tax Caxaj, husband and wife** (hereinafter the "Grantee") their heirs and assigns, any and all right, title and interest that I have in and to the following real property located in Davidson County, Tennessee, being further described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Bellshire Terrace, Section One, Phase Two of record in Plat Book 6250, Page (s) 179 and 180, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Juan Miguel Caxaj Gutierrez, a single man, by Warranty Deed from Billy E. Hollis, single, and Robert C. Williams, single, of record as Instrument Number 20230217-0011493 Register's Office for Davidson County, Tennessee; it is the intention of the parties to create a tenancy by the entireties between spouses per T.C.A. § 66-1-109.

BEING improved property commonly known as **1508 Pineview Drive, Nashville, TN 37207.**

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument has been prepared based solely upon information provided by the parties, and unverified by the preparer. This instrument has been prepared without the benefit of a title search.

IN WITNESS WHEROF I have hereunto set my hand this 16th day of February, 2023.

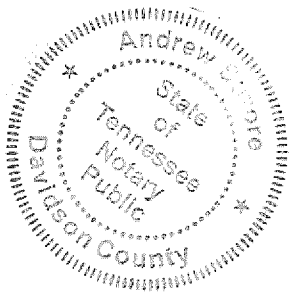
Juan Miguel Caxaj Gutierrez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Juan Miguel Caxaj Gutierrez the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: May 7, 2024



Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 02/16/2023 (date of document).

Affiant Signature

03/06/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6th day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

