Karen Johnson Davidson County
Batch# 987257 DEEDQC
03/31/2023 12:38:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230331-0023488

Commitment Number: 25989032
Seller's Loan Number: 004777690365

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

**New Property Owner/Mail Tax Statements To:**
**Pedro M. R. Gutierrez**, 339 Willard Dr., Nashvile, TN 37211

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**148 01 0 101.00**

## QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

**Aldo A. Noriega, single,** (and is the ex step father of Pedro M. R. Gutierrez), (whose mailing address is **3857 Scotwood Dr., Nashville, TN 37211)** and **Pedro M. R. Gutierrez,** joined by his spouse **Evelin Ramirez**, (whose mailing address is **339 Willard Dr., Nashville, TN 37211),** hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Pedro M. R. Gutierrez, married**, hereinafter grantee, whose tax mailing address is **339 Willard Dr., Nashville, TN 37211**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**Land in Davidson County, Tennessee, being lot No. 161 on the plan of Haywood Acres, section three of record in book 2900, page 81, register's office for said county, to which reference is made for a more complete description. Being the same parcel conveyed to Aldo A. Noriega and Pedro M. R. Gutierrez from Haider Abdulzahra AL Tamimi and Nada Hassan Ali, by virtue of a deed dated 4/11/2005, recorded 4/21/2005, in deed as instrument no. 20050421-0044629 county of Davidson, state of Tennessee**

**Property Address is: 339 Willard Dr., Nashville, TN 37211**

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20050421-0044629 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 148 01 0 101.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed ~~by the undersigned~~ on March 27, 2023 ~~2019~~. (AC)

**Aldo A. Noriega**

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 27, 2023 by **Aldo A. Noriega** who is personally known to me or has produced drivers license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public 11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Pedro M. R. Gutierrez**

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 1-7, 2020 by **Pedro M. R. Gutierrez** who is personally known to me or has produced DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

Commission Expiration: 6.19.21

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Evelin Ramirez

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 1-7, 2020 by **Evelin Ramirez** who is personally known to me or has produced DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

Commission Expiration: 6.19.21

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

State of Pennsylvania
County of Allegheny

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

Subscribed and sworn to before me

This 31st day of March, 2023.

Margie Baer
Affiant

Margie Baer
Print Name

(Seal)

Notary Public

My commission expires:

5/4/2026

Lissette Anne Moree
Print Name

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Allegheny County
My commission expires May 4, 2026
Commission number 1223847
Member, Pennsylvania Association of Notaries

## Tennessee Certification of Electronic Document

I, Amy Cox, 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 01/20/2020 (date of document).

Affiant Signature

03/28/2023
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 28 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES 5/4/2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Allegheny County
My commission expires May 4, 2026
Commission number 1223847
Member, Pennsylvania Association of Notaries