Name and Address of New Owner:
Arfilio Alvarenga Guardado and Cruz I. Munguia Ramos
81 Creekside Dr Manchester, TN 37355

Send Tax Bills To:
Arfilio Alvarenga Guardado and Cruz I. Munguia Ramos
81 Creekside Drive
Manchester, TN 37355

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 162-06-0-144

Karen Johnson Davidson County
Batch# 991885 DEEDQC
04/13/2023 04:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230413-0027321

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Arfilio Alvarenga and wife, Isabel C. Munguia,,** "the Grantor," convey and quitclaim any interest they have unto Arfilio Alvarenga Guardado and Cruz I. Munguia Romas "the Grantees," the following described real estate in Davidson County, Tennessee:

A 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. 88 on the Plan of Fair Oaks, Section II, of record in Plat Book 4460, Page 52, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Arfilio Alvarenga and wife Isabel C. Munguia, by Warranty Deed dated June 30, 2004 from Michael F. Burke and wife Taryne Burke, recorded July 2, 2004 in Instrument No. 20040702-0079143 in the Register's Office.

Isabel C. Munguia and Isabel Cruz Munguia Ramos are one and the same person.

Arfilio Alvarenga and Arfilio Alvarenga Guardado are one and the same person.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 13th day of April, 2023.

Arfilio Alvarenga (SEAL)
Arfilio Alvarenga

Isabel C Munguia (SEAL)
Isabel C. Munguia

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 13th day of April, 2023.

Notary Public
My commission expires: 6/12/2025

TONY K. GRUBBS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
7th day of April, 2023.

Notary Public
My commission expires: 3/3/25

DELANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File # 2023-5856-MR

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 4/13/2023 (date of document).

Regina Sullo
Affiant Signature

4/13/2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 13 day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

