Karen Johnson Davidson County
Batch# 994787 DEEDQC
04/21/2023 10 48 15 AM 2 pgs
Fees $12 00 Taxes $0 00

20230421-0029520

# QUITCLAIM DEED

SYDNEY GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BS-RCN-23-1009

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 10 DAY OF April, 2023

Notary Public

MY COMMISSION EXPIRES 1-9-27

(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) |
|---|---|---|
| **504 Properties, LLC** | New Owner | |
| (NAME) | (NAME) | **051-01-0-041.00** |
| **1009 Due West Ave N,** | | |
| (ADDRESS) | (ADDRESS) | |
| **Madison, TN 37115** | | |
| (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, **HILARIO GUERRERO, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **504 PROPERTIES, LLC** 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

A certain real property in the County of Davidson, State of Tennessee, identified below
Being the North 251 feet to Lot No 71 on the unrecorded Map of Due West Valley Acres, in the 11th Civil District of said County, and described as follows

Beginning at a point in the South margin of Due West Avenue, at the corner of Lots 71 and 72, said point begins 200 feet West of the Westerly margin of a 50 foot street, thence with the line between said lots, Southerly 251 feet to a point, thence Westerly 104 feet, more or less, to the line between Lots Nos 70 and 71, thence with the line between said lots, Northerly 251 feet to the South margin of Due West Avenue, thence with the margin of the same, Easterly 100 feet to the point of beginning

Also included herewith is a portion of Lot No 71 on the unrecorded plan of Due West Valley Acres in the 11th Civil District of said Davidson County, and described according to a copy of a survey made by H R Swann, Jr , Surveyor, as follows

BEGINNING at a point 251 feet south of Due West Avenue, the same being the southwest corner of property conveyed to Ezra W Midgett and Wife, to George E Henderson and Wife, of record in Book 3617, page 541, Register's Office for Davidson County, Tennessee, thence with the southerly margin of said property conveyed to George E Henderson and wife, eastwardly 104 feet to a point in the dividing line between Lot No 71 and 72, thence southwardly with the dividing line between Lot No 71 and 72, 105 feet to a point, thence southwestwardly 47 feet to an iron pin, thence north westwardly 87 feet to an iron pin in the dividing line between Lots 70 and 72, thence northwardly 30 feet to the point of beginning

Being a portion of the same property conveyed to James H Langford and wife, Betty H Langford by Warranty deed from Roy L Sears and wife, Mary E Sears of record in Book 4019, page 733, Register's Office for Davidson County, Tennessee, dated May 09, 1966 and recorded on May 24, 1966

\sb100\sa100 The said Betty H Langford is deceased, having died on July 14, 2003, leaving James H Langford as surviving tenant by the entirety The said James H Langford is deceased, having died on November 17, 2015, leaving Jama Lutcavich and Kara Bryant as his surviving heirs at law

Being the same property conveyed to Kara Bryant by Quitclaim deed from Jama Lutcavich of record in Instrument No 20200804-0085643 Register's Office for Davidson County, Tennessee, dated July 23, 2020 and recorded on August 04, 2020, and Deed of Correction of Quitclaim Deed in Instrument No 20220726-0085276, recorded July 26, 2022, Register's Office of Davidson County, Tennessee

Being the same property conveyed to Hilario Guerrero, married by Warranty Deed from Kara Bryant, a single

woman, dated July 22, 2022 and recorded July 26, 2022 in Instrument No 20220726-0085277, Register's Office of Davidson County, Tennessee

Being the same property conveyed to 504 Properties, LLC by Quitclaim Deed from Hilario Guerrero, a married person of record in Instrument No 20230421-0029520, Register's Office for 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 **1009 Due West Ave N, Madison, Tennessee 37115**

Witness my/our hand(s) this the 10 day of April, 2023

Hilario Guerrero

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hilario Guerrero, 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/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 10 of April, 2023

Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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