Karen Johnson Davidson County
Batch# 1026859 DEEDQC
07/17/2023 10:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230717-0054589

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, **Santiago I Ortiz Garcia** ("Grantor"), a single man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Cristina Farias Gutierrez,** a single woman, (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land located in Davidson County, Tennessee, being Lot No. 78 on the plan of Hazelwood, Section II, of record in Book 4300, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more completed description.

Being the same property conveyed to Santiago I Ortiz Garcia and Cristina Farias Gutierrez, husband and wife, by virtue of that certain Quit Claim Deed dated November 18, 2021, and being of record at Instrument No. 20211217-0167392 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Santiago I Ortiz Garcia, a married man by virtue of Warranty Deed dated December 6, 2011 at Instrument No. 20111208-0095821 in the said Register's Office.

Grantors erroneously referred to as married in previous title chain, having never been legally married to one another, wish to establish correct marital status with this transfer of all interest to Cristina Farias Gutierrez, a single woman.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN TESTIMONY WHEREOF I have executed this instrument the 14 day of **July, 2023.**

Santiago I Ortiz Garcia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Santiago I Ortiz Garcia**, 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 14 day of **July, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

SUBSCRIBED AND SWORN before me this the 14 day of **July, 2023.**

NOTARY PUBLIC

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 9/7/2026

PROPERTY ADDRESS:	**111 Dowdy Ct.** **Antioch, TN 37013**
TAX PARCEL NO.:	**14812016300**
PROPERTY OWNER: OWNER'S ADDRESS:	**Cristina Faries Gutierrez** **111 Dowdy Court** **Antioch, TN 37013**
MAIL TAX BILLS TO:	**New Owner** **111 Dowdy Court** **Antioch, TN 37013**

Certificate of Authenticity

I, Holly Arcasa, 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 7/14/23.

Affiant Signature

7/14/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 day of July, 2023.

Notary's Signature

(Notary Seal)

NJAN M. COHEN
STATE
TENNESSEE
NOTAR
COUNTY OF DAVIDSON

My Commission Expires: 05-09-26