Name and Address of New Owner:
Rigoberto Guerra, III
1801 River Dr
Nashville, TN 37218

Send Tax Bills To:
Rigoberto Guerra, III
1801 River Dr
Nashville, TN 37218

This Instrument Prepared By:

Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 081-01-0-039.00

Karen Johnson Davidson County
Batch# 1085772 DEEDQC
12/27/2023 12:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231227-0099413

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, **Meritt Alicia Foreman, a single woman** "the Grantor," convey and quitclaim unto **Rigoberto Guerra, III, a single man,** "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Land in Davidson County, described as follows, to-wit:

Being the Southwesterly part of Lot No. 31 on the Map of Hailey's Subdivision of part of Block 5, G.T. Sheegog's Subdivision at Bordeaux as of record in Book 547, Page 155, Register's Office for Said County. Said part of Said lot fronts 65 feet on the Southwesterly Side of River Drive and runs back between lines 177 feet more or less on the Northerly line and 180 feet on the Southerly line alone the Northerly Margin of Doak Avenue to a Dead line in the Rear, Measuring 65 feet thereon.

Being the same property conveyed to Laurcia E. Taylor, a married person, by Warranty Deed from James R. Mayo and wife, Susan C. Mayo, formerly Susan C. Wilson, of record in Book 9252, Page 961, Register's Office for Davidson County, Tennessee, dated February 14, 1994 and recorded on February 18, 1994, as Re-Recorded on March 04, 1994 and recorded in Book 9266, Page 347 and Re-Recorded on March 08, 1994 and recorded in Book 9271, page 541. (Value or consideration shown in aforementioned deed $63,000.00.)

Being the same property conveyed to Laureia E. Taylor and Derrick Taylor, wife and husband, by Quitclaim Deed from Laurcia E. Taylor, a married person, of record in Instrument No. 20050509-0052131 Register's Office for Davidson County, Tennessee, dated April 25, 2005 and recorded on May 09, 2005. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Merritt Alicia Foreman, a single woman, and Rigoberto Guerra, III, a single man, by Warranty Deed from Laureia E. Taylor and Derrick Taylor, wife and husband, of record in Instrument No. 20220824-0095731 Register's Office for Davidson County, Tennessee, dated August 19, 2022 and recorded on August 24, 2022.. (Value of consideration shown in aforementioned deed $309,900.00.)

Being known as 1801 River Drive, Nashville, Tennessee 37218.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, 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 20th day of December, 2023.

Merritt A Foreman (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of December, 2023, before me personally appeared Merritt Alicia Foreman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of December, 2023.

Notary Signature
My commission expires: 5-9-24

MELISSA R SHAFFER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20th day of December, 2023.

Notary Signature
My commission expires: 5.9.24

MELISSA R SHAFFER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 12.20.23.

Affiant Signature

12.20.23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 20 day of December, 2023.

Notary Signature

My Commission Expires: 5.4.26

