This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number:

Karen Johnson Davidson County
Batch# 1092326 DEEDQC
01/23/2024 10:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240123-0003951

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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 19th day of January, 2024.

Notary Public
My Commission Expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elizabeth Terese Guzman and Rosemary Hintz 3681 Richbriar Cir Nashville, TN 37211	New Owner	14704012900

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Elizabeth Terese Guzman, married***, ("Grantor") do hereby quitclaim and convey unto, **Elizabeth Terese Guzman and Rosemary Hintz, a married couple** ("Grantee"), their heirs and assigns, any and all of Grantor's interest in and to that certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 293, on the Plan of Hillbrook, Section 5, of record in Plat Book 3700, Page 73, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gloria E. Guzman, a single woman, and Elizabeth Terese Guzman, a single woman, as tenants in common with right of survivorship, by Quitclaim Deed from Gloria E. Guzman, a single woman, of record in Instrument No. 20230120-0004613, Register's Office for Davidson County, Tennessee, dated January 17, 2023 and recorded on January 20, 2023.

Being the same property conveyed to Gloria E. Guzman, a single woman by Warranty Deed from Cary V. Finley, unmarried, of record in Instrument No. 20131226-0129966, in the Register's Office of Davidson County, Tennessee.

***Gloria E. Guzman passed away on September 16, 2023, leaving Elizabeth Terese Guzman as surviving tenant by right of survivorship. Elizabeth Terese Guzman and Rosemary Hintz were married after the previous conveyance of this property took place. The purpose of this Quitclaim Deed is to vest title to the property in Elizabeth Terese Guzman and Rosemary Hintz as Tenants by Entirety.**

This is **improved** property located at: **3681 Richbriar Cir, Nashville, Tennessee 37211.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of January, 2024.

GRANTOR:

Elizabeth Terese Guzman

Elizabeth Terese Guzman

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Elizabeth Terese Guzman,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ____ day of _____, _____.

_____
Notary Public
My Commission expires: _____

PLEASE SEE ATTACHED NOTARY DOCUMENT

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES)

On Jan. 12, 2024 before me, A. MENDEZ, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Elizabeth Terese Guzman,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

A. MENDEZ
Notary Public - California
Los Angeles County
Commission # 2396547
My Comm. Expires Mar 10, 2026

Signature _____ (Seal)

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 1/12/24 (date of document).

Kirsten Virden

Affiant Signature

Date: 1/12/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of January, 2024.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

