Name and Address of New Owner:
Levy Arguelles Guerrero
Thania Margarita Hernandez Sierra
905 Cabernet Trail
Antioch, TN 37013

Send Tax Bills To:
NEW OWNERS

Karen Johnson Davidson County
Batch# 1122853 DEEDQC
04/15/2024 01:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240415-0026734

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

Map & Parcel No: 173-04-0A-323-00

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, **Levy Arguelles Guerrero, a married man,** "the Grantors," convey and quitclaim any interest they have unto **Levy Arguelles Guerrero and Thania Margarita Hernandez Sierra, husband and wife,** "the Grantee," 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:
>
> Land in Davidson County, Tennessee, being Lot No. 294 on the Plan of Section Four, Oak Highlands, a Planned Unit Development, of record in Instrument No. 20040128-0010661, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.
>
> Being the same property conveyed to Victor W. Burden and Camille Burden, husband and wife, as tenants by the entirety by Quitclaim Deed dated August 23, 2022 from Victor W. Burden, a married man who acquired title as an unmarried man, jointed in execution by his spouse Camille Burden, recorded September 2, 2022 in Instrument No. 20220902-0099247 in the Register's Office.
>
> Being the same property conveyed to Levy Arguelles Guerrero, a married man, by Warranty Deed dated April 12, 2024, recorded April 15, 2024 from Victor W. Burden and Camille Burden, husband and wife, in Instument Number 20240415-0026461, said Register's Office.

Grantors 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).

GRANTORS, 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, Grantors have executed this Quitclaim Deed on the 12th day of April, 2024.

_____(SEAL)
Levy Arguelles Guerrero

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said State and County, **Levy Arguelles 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 they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 12th day of April, 2024.

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

_____
Notary Public
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
12th day of April, 2024.

_____
Notary Public
My commission expires: _____

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

File # 2024-6783-TS

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 4/12/24 (date of document).

Regina Sullo
Affiant Signature

April 15, 2024
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 15th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

