THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
Goodlettsville, Tennessee 37072
615-859-1328

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TN
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is **$0.00.**

Subscribed and sworn to before me this 4th day of May, 2024.

Notary Public **Affiant**

My Commission Expires: 01-06-2025

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Emmanuel Gutierrez 364 Cedarmont Drive Nashville, TN 37211	Same as new owner.	162-13-0-050.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Herlinda H. Lua, a single person,** by these presents do hereby quitclaim and convey unto **Emmanuel Gutierrez and Santa Terecita C. Corona Nunez, husband and wife**, and their successors and assigns, all their rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 48, on the Plan of Revised Section One, Cedarwood Estates, of record in Book 4675, Page 62, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Abel Lua and Herlinda H. Lua, husband and wife, by deed from Clara Jo Tisdale, widowed, dated June 30th, 2006, of record in Instrument No. 20060712-0083444, Register's Office for Davidson County, Tennessee. The said Abel Lua died intestate leaving Herlinda H. Lua as the surviving tenant by the entirety.

This conveyance is subject to all restrictions, easements and planning documents of record.

This is improved property commonly known as: 364 Cedarmont Drive, Nashville, Tennessee 37211.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Karen Johnson Davidson County
Batch# 1132305 DEEDQC
05/08/2024 09:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240508-0033786

Witness my hand this 4th day of May, 2024, the bargaining parties, having caused their names to be signed hereto on said day and date.

HERLINDA H. LUA

STATE OF Alabama
COUNTY OF Baldwin

Personally appeared before me, Aurkelia Parrish, a Notary Public in and for said County and State, **HERLINDA H. LUA** 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.

NOTARY PUBLIC

My Commission Expires: 07/08/2026

AURKELIA PARRISH
MY COMMISSION EXPIRES
NOTARY PUBLIC
07-08-2026
ALABAMA STATE AT LARGE

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **05/04/2024** [DATE].

AFFIANT SIGNATURE

05/08/2024
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **8th** day of **May**, 2024.

Notary Signature
My Commission Expires: 01-06-2025
[SEAL]

