Prepared by: John W. Crow, II, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

HILLARY TAYLOR

TO: WARRANTY DEED

ROBERTO VALENTINO DAVID GUTIERREZ and HILLARY NICOLE TAYLOR, Trustees of the GUTIERREZ AND TAYLOR COMMUNITY PROPERTY TRUST

THIS DEED OF REALTY, executed as of the 2 day of July, 2024, by and between, HILLARY TAYLOR, a married woman ("Grantor"), and ROBERTO VALENTINO DAVID GUTIERREZ and HILLARY NICOLE TAYLOR, Trustees of the GUTIERREZ AND TAYLOR COMMUNITY PROPERTY TRUST dated July 2, 2024, and any amendments thereto, ("Grantees"),

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, all of Grantor's right, title and interest, to have and to hold and to their heirs and assigns forever, in fee simple, certain realty, with any and all improvements thereon, situated in Davidson County, Tennessee, being bounded and described as follows:

PARCEL I:

Land in Davidson County, Tennessee, being Unit A, as shown on Exhibit "B" to the Declaration Establishing a Horizontal Property Regime for 1916 16th Avenue North Townhomes, as of record in Instrument 20150828-0087435, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hillary Taylor, by Warranty Deed from Kudzu Real Estate, Inc., dated April 11, 2016, and recorded April 13, 2016, of record in Instrument No. 20160413-0035494, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch # 1153938 DEEDWARR
07/03/2024 09:25:08 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240703-0050151

This conveyance is made subject to all matters appearing on the Plan of record in Instrument 20150828-0087435, in the Register's Office for Davidson County, Tennessee.

PARCEL II:

Land in Davidson County, Tennessee, being Unit No. B on the plan of 1916 16th Avenue North Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1916 16th Avenue North Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20150828-0087435, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Hillary Taylor, an unmarried woman, by Warranty Deed from RJ Michael Karas, a married man, dated July 16, 2021, and recorded July 22, 2021, of record in Instrument No. 20210722-0098563, in the Register's Office for Davidson County, Tennessee.

Roberto Gutierrez joins herein to convey any rights, title and/or interest he may have in said property by virtue of his marriage to Hillary Taylor.

The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

That Grantor (1) covenants that he is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2024 taxes which Grantees assume; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims, subject, however, to all legally enforceable restrictions and easements of record and in existence in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

HILLARY TAYLOR Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, HILLARY TAYLOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 2nd day of July, 2024.

My Commission Expires:

1·28·26.

JENNIFER WHEELER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 01-28-2026

Notary Public

ROBERTO GUTIERREZ Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ROBERTO GUTIERREZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 2nd day of July, 2024.

My Commission Expires:

1·28·26.

JENNIFER WHEELER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 01-28-2026

Notary Public

Property Owners Name And Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
Roberto Valentino David Gutierrez and Hillary Nicole Taylor, Trustees of the Gutierrez And Taylor Community Property Trust 2819 Old Buena Vista Road Nashville, TN 37218	SAME/OWNER
Property Addresses:	**Map and Parcel Nos.:**
Parcel I: 1916-A 16th Ave N Nashville, TN 37208	081-07-0K-001.00
Parcel II: 1916-B 16th Ave N Nashville, TN 37208	081-07-0K-002.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).