SEND TAX BILLS TO:
New Property Owner:

Giovanny Mixznahuatl Gutierrez
505 Danley Court
Antioch, TN 37013

THIS INSTRUMENT PREPARED BY:

Timothy A. Davis, B.P.R. # 20048
Attorney at Law
115 East Main Street
Lebanon, TN 37087
(615) 444-7272

Map 148-00-0 Group Parcel 124.00

Karen Johnson Davidson County
Batch # 1170636 DEEDQC
08/16/2024 12:22:14 PM 2 pgs
Fees: $13.00 Taxes: $532.80

20240816-0062928

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0), and other good and valuable considerations, the receipt of which is hereby acknowledged,, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Luis Alva**, hereinafter called the **GRANTOR**, have this day sold and by these presents do hereby transfer, convey, remise, release and forever quitclaim unto **Giovanny Mixznahuatl Gutierrez**, hereinafter called the **GRANTEE**, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Tract No. 2
Land in the Second, formerly the Fifth Civil District of Davidson County, Tennessee, described according to a survey made by J.B. Fowlkees, April 1947, as follows

Beginning at an iron pin in the northeasterly line of the charter right of way of the Nashville, Chattanooga & St. Louis Railroad, said iron pin lying in the northwesterly margin an unnamed avenue, said northwesterly margin being the northwesterly1ne of the property conveyed to J. N. Dunn by deed from Annie Smith and husband, as of record in Book 261, page 504, Register's Office for said County; thence with the northwesterly margin of said avenue and containing with the A. M. Jacobs westerly line North 45 degrees 35 minutes 183 feet to an iron pin in the westerly line of the Tim Johnson heirs' property; thence with the westerly line of the Johnson heirs' property North 19 degrees 80 minutes East 87.5 feet to a point near the comer of a rock wall, said point lying in the southerly line of Mrs. John Payne heirs' property; thence with the southerly line of the Payne heirs' property North 44 degrees 10 minutes West 351.45 feet to an iron pin at the inner corner of the Payne heirs' property; thence with an easterly line of the Payne heirs' property South 40 degrees 15 minutes West 208 feet more or less, to the northeasterly line of said charted right of way South 35 degrees 48 minutes East 327 feet to the point of beginning, containing approximately 2 acres.

Being a part of the same property conveyed to Luis Alva from Jose Manuel Marin and Jose M. Olvera by deed dated March 6, 2008 and filed for record in Instrument No. 20080310-0024141, in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 4867 Payne Road, Antioch, Tennessee 37013.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises and other matters of record, including all items set out on any applicable plat of record.

WITNESS MY SIGNATURE this the 27th day of June, 2024.

Luis Alva

STATE OF TENNESSEE
COUNTY OF WILSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for the afore said state and county, the within named **Luis Alva**, with whom I am personally acquainted, and who acknowledged to me that he executed the within and foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL on this the 27th day of June, 2024.

NOTARY PUBLIC AT LARGE
My Commission Expires: 9-26-2027
STATE OF TENNESSEE
COUNTY OF WILSON

TIMOTHY A. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $144,000.00.

Affiant

SWORN TO AND SUBSCRIBED before me, this the 27th day of June, 2024.

NOTARY PUBLIC AT LARGE
My Commission Expires: 12/1/2025

STACEY GREEN MEADOWS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION, SURVEY OR SETTLEMENT HAS BEEN PERFORMED AND TIMOTHY A. DAVIS, ATTORNEY AT LAW, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SURVEY OR SETTLEMENT.