This document prepared by Gopal & Pedigo Law Group, P C , Attorneys at Law, in Nashville, Tennessee, from information furnished by the party NO TITLE OPINION IS RENDERED BY THIS ATTORNEY

Karen Johnson
Batch # 1235774
02/10/2025 11 41 00 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250210-0009877

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and 00/100 ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, Alejandro De Jesus Guardado Molina ("Grantor"), hereby sells, remises, conveys, and quit claims unto Elvia Jimenez Mendieta and Alejandro De Jesus Guardado Molina ("Grantees"), all of his rights, title, and interests in the following described real property, to wit:

> LAND in Davidson County, Tennessee, being the Final Plat of Hickory Highlands Place, Lot 217, of Section 3, Phase 2, of record in Instrument Number 20060616-0071810; Instrument Number 20060830-0107347; Instrument Number 20060517-005788; and Instrument Number 20180110-0003446, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

This is improved property known as 5195 Highlander Drive, Antioch, Tennessee 37013.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and/or survey.

Being all or part of the same property conveyed to Grantor herein by Quitclaim Deed from Elvira Jimenez, of record in Instrument No. 20180110-0003446, in the Register's Office of Davidson County, Tennessee, dated January 10, 2018, and recorded on January 10, 2018.

IN TESTIMONY WHEREOF, Grantor, Alejandro De Jesus Guardado Molina, executed this instrument on this the 4th day of February, 2025.

ALEJANDRO DE JESUS GUARDADO MOLINA

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IN TESTIMONY WHEREOF, Grantor, Alejandro De Jesus Guardado Molina, executed this instrument on this the 4th day of February, 2025.

ALEJANDRO DE JESUS GUARDADO MOLINA

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary public in and for said County and State, **Alejandro De Jesus Guardado Molina**, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein stated.

Witness my hand and official seal at Nashville, Tennessee, on this the 4th day of February, 2025.

NOTARY PUBLIC

My Commission Expires: May 5.2025

ALI K. ALSALMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 5, 2025
COUNTY OF DAVIDSON

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The following information is not a part of this Deed:

Property Address:	5195 Highlander Drive Antioch, Tennessee 37013
Tax Parcel No.	163020A06200CO
Send Recorded Document to:	Elvia Jimenez Mendieta and Alejandro De Jesus Guardado Molina 5195 Highlander Drive Antioch, Tennessee 37013
Send Tax Bills to:	Elvia Jimenez Mendieta and Alejandro De Jesus Guardado Molina 5195 Highlander Drive Antioch, Tennessee 37013

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
Elvia Jimenez, Affiant
Subscribed and sworn before me this the
10 Day of Feb, 2025.
Julia Rivera, Deputy Register