Prepared By
Name: Estate House Law, PLLC
Address: 1831 12th Ave S. #399
Nashville
State: TN Zip Code: 37203

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: Shannon Guerreno
Address: 730 Bellevue Rd.
Nashville
State: TN Zip Code: 37221

Map and Parcel ID #: 142-10-E-006.00-CO

Karen Johnson Davidson County
Batch# 1244706 DEEDQC
03/10/2025 01:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250310-0017899

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($ 10.00) in hand paid to a Shannon Guerreno, a single woman, (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Shannon Guerreno, Trustee of the Shannon Guerreno Revocable Living Trust dated March 5, 2025, and any amendments thereto (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Legal Description Insert:

Land in Davidson County, Tennessee, being Unit 06 of Bellevue Station, Phase 3, as shown on Exhibit A-1 of the Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Bellevue Station, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20170427-0041683, Registers Office for Davidson County, Tennessee, to which reference is hereby made fore more complete and accurate legal description of said Unit.

Being the same property conveyed to Marlon Dewayne Cunningham and Gina Shay Cunningham, husband and wife by Warranty deed from Parkside Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20180802-0075495 Register's Office for Davidson County, Tennessee, dated July 27, 2018 and recorded on August 02, 2018.

Being the same property conveyed to Marlon D. Cunningham and Gina S. Cunningham, Co-Trustees for the Marlon D. and Gina S. Cunningham Revocable Living Trust by QuitClaim deed from Marlon Dewayne Cunningham and Gina Shay Cunningham, husband and wife of record in Instrument No. 20180809-0078682 Register's Office for Davidson County, Tennessee, dated August 06, 2018 and recorded on August 09, 2018.

This conveyance is subject to:
- Taxes for the year 2021.
- Subject to all matters shown on the Plan of record as Instrument Number 20160912-0095854 and Instrument Number 20160104-0000543, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20160108-0001959, Supplemented in 20160926-0101494, Supplement corrected in 20161025-0112596 and Supplemented in 20170427-0041683, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20160308-0022218, in the Register's Office for Davidson County, Tennessee.
- Underground telephone cable easement of record in Book 4475, Page 757, in the Register's Office for Davidson County, Tennessee.
- Easement for sewer line of record in Book 4613, Page 509, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easements for Sanitary Sewers of record in Book 5222, Page 738, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20151001-0099985, in the Register's Office for Davidson County, Tennessee.
- Easement for roadway right of way of record in Book 2086, Page 272, in the Register's Office for Davidson County, Tennessee.
- Possible right of C. S. X. Railroad to increase its right-of-way to the full extent of its charter.
- Right of Way of Station Drive.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 730 Bellevue Rd., Nashville, TN 37221

Being same property conveyed in Instrument 20210205-0017133

Grantor's Signature

Shannon Guerrero

Grantor's Name

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shannon Guerrero whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily on the day the same bears date.

Given under my hand this 5th day of March, 2025.

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public

My Commission Expires: 11/8/27

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00.

Shannon Guerrero

Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 5th day of March, 2025

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public

My Commission Expires: 11/8/27

Tennessee Certification of Electronic Document

I, Katherine Stauffer, 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 3/5/25 (date of document).

Affiant Signature

3/5/25
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 5 day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 3-9-27

NOTARY SEAL

