Karen Johnson Davidson County
Batch# 1268958 DEEDQC
05/05/2025 12:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250505-0034847

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Argenis Zarate Gutierrez** ("Grantor"), unmarried, hereby remise(s), release(s), convey(s), and quit claim(s) unto **Argenis Zarate Gutierrez, unmarried, and Andy Zarate Gutierrez and wife, Isaura Elizabeth Alvarez Ajualip, as joint tenants with rights of survivorship,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

BEING Lot No. 76, on the Plan of Section 2, Arrowhead Estates, of record in Book 5050, Page 83, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Argenis Zarate Gutierrez, by virtue of that certain Warranty Deed dated December 5, 2024, and being of record at Instrument No. 20241205-0094644 in the Register's Office of Davidson County, Tennessee.

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.

IN TESTIMONY WHEREOF I have executed this instrument the 5 day of ~~April~~ May, 2025.

Argenis Zarate Gutierrez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Argenis Zarate Gutierrez**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5 day of ~~April~~ May, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 5 day of ~~April~~ May, 2025.

NOTARY PUBLIC

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 9/7/2026

PROPERTY ADDRESS:	**217 Warrior Rd.** **Madison, TN 37115**
TAX PARCEL NO.:	**04316018200**
PROPERTY OWNER:	**Argenis Zarate Gutierrez, Andy Zarate Gutierrez, and Isaura Elizabeth Alvarez Ajualip**
OWNER'S ADDRESS:	**217 Warrior Rd.** **Madison, TN 37115**
MAIL TAX BILLS TO:	**Argenis Zarate Gutierrez, Andy Zarate Gutierrez, and Isaura Elizabeth Alvarez Ajualip** **217 Warrior Rd.** **Madison, TN 37115**

Certificate of Authenticity

I, Holly A. Mason, 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 May 5, 2025.

Affiant Signature

5/5/25
Date

State of Tennessee
County of Davidson

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

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2025