Karen Johnson Davidson County
Batch # 1327697 DEEDQC
09/29/2025 08 34 48 AM 2 pgs
Fees $12 00 Taxes $0 00
20250929-0077117

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL Nos.
Hilda Vanessa Guzman and Sergio Hernandez 2816 Barksdale Lane Antioch TN 37013	Hilda Vanessa Guzman and Sergio Hernandez 2816 Barksdale Lane Antioch TN 37013	150-9-83.00

This Instrument Prepared By:

Radford H. Dimmick
Attorney at Law
Post Office Box 198588
Nashville, Tennessee 37219
(615) 263-1278

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **LESLY GUZMAN, unmarried,** hereinafter called the **Grantor** by these presents does hereby quitclaim and convey unto **HILDA VANESSA GUZMAN and SERGIO HERNANDEZ, a married couple, as tenants by the entirety,** hereinafter called the **Grantees**, all of her right, title, and interest in and to the property located in Davidson County with the following legal description; to wit:

Land in Davidson County, Tennessee, being lot 187, SECTION 3, FOREST VIEW PARK, as shown on plat of record in Plat Book 5210, Page 353, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Description is the same as in the previous deed of record.

Being the same property conveyed to Troy Olige and wife, Alisha Olige by Warranty Deed from Mary Ann Beach and Valerie Beach, recorded on the 10th day of May, 2002 in Instrument No. 20020510-0057959, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lesly Guzman, unmarried, by Warranty Deed from Troy Olige and wife, Alisha Olige, recorded on the 7th day of June, 2007 in Instrument No 20070607-0068614, in the Register's Office of Davidson County, Tennessee

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, and there was no title search conducted, or requested by any party, hereto

The address of this improved real property is 2816 Barksdale Lane, Antioch Tennessee 37013/

WITNESS my hand this 18 day of August, 2025.

Lesly Guzman

STATE OF Tennessee]
COUNTY OF Davidson]

Personally appeared before me, Melissa Cruz, a Notary Public in and for said County and State, the within named Lesly Guzman, **(Grantor)**, 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 this 18 day of August, 2025.

NOTARY PUBLIC

My Commission Expires: 10/4/2027

MELISSA CRUZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

****

STATE OF Georgia]
COUNTY OF Jackson]

The actual consideration or value, whichever is greater for this transfer is $1.00.

Subscribed and sworn to before me this 24th day of September, 2025.

AFFIANT

NOTARY PUBLIC
My Commission Expires: 05-09-2027

PHILLIP A PROPST III
NOTARY PUBLIC
Jackson County
State of Georgia
My Comm. Expires May 9, 2027

State of Georgia, County of Jackson
Signed and sworn to (or affirmed) before me on
09/20/25 by Sergio Hernandez & Hilda Vanessa Guzman
Date

Notary Signature