Karen Johnson Davidson County
Batch# 1330307 DEEDQC
10/03/2025 02:57:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251003-0079184

Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Ave. S., Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Roberto Gutierrez

TO:

Roberto Valentino David Gutierrez and Hillary Nicole Taylor, Trustees of the Gutierrez and Taylor Community Property Trust dated July 2, 2024

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 3rd day of October, 2025, by and between **Roberto Gutierrez, a married man** ("Grantor"), and **Roberto Valentino David Gutierrez and Hillary Nicole Taylor, Trustees of the Gutierrez and Taylor Community Property Trust dated July 2, 2024, and any amendments thereto** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title, and interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

PARCEL 1:

ADDRESS: **2819 Old Buena Vista Road, Nashville, TN 37218**
PARCEL ID: **070-02-0C-001.00**

BEING Unit No. 2819 on the plan of Homes at 2819 Old Buena Vista Road, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 2819 Old Buena Vista Road, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210722-0098846, and amended as Instrument No. 20210812-0108713, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

BEING a part the same property conveyed to Roberto Gutierrez by Quitclaim Deed from Roberto Gutierrez, dated April 28, 2022, and recorded on May 5, 2022, in as Instrument No. 20220505-0052005 in the Register's Office for Davidson County, Tennessee.

FURTHER being a part of the same property conveyed to Roberto Gutierrez by Warranty

Deed from XE Development Company, LLC, a Tennessee limited liability company, dated August 12, 2021, and recorded on August 17, 2021, as Instrument No. 20210817-0111077 in the Register's Office for Davidson County, Tennessee.

PARCEL 2:

ADDRESS: 2821 Old Buena Vista Road, Nashville, TN 37218
PARCEL ID: 070-02-0C-002.00

BEING Unit No. 2821 on the plan of Homes at 2819 Old Buena Vista Road, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 2819 Old Buena Vista Road, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210722-0098846, and amended as Instrument No. 20210812-0108713, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

BEING a part the same property conveyed to Roberto Gutierrez by Quitclaim Deed from Roberto Gutierrez, dated April 28, 2022, and recorded on May 5, 2022, in as Instrument No. 20220505-0052005 in the Register's Office for Davidson County, Tennessee.

FURTHER being a part of the same property conveyed to Roberto Gutierrez by Warranty Deed from XE Development Company, LLC, a Tennessee limited liability company, dated August 12, 2021, and recorded on August 17, 2021, as Instrument No. 20210817-0111077 in the Register's Office for Davidson County, Tennessee.

These legal descriptions were taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

Hillary Taylor joins herein to convey any rights, title, and/or interest she may have in the subject property by virtue of her marriage to Roberto Gutierrez.

[signatures appear on following page]

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Roberto Gutierrez
Grantor

Hillary Taylor
Spouse of Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Roberto Gutierrez and Hillary Taylor**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 3rd day of October, 2025.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

Notary Public

My Commission Expires: 1·28·26

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	**Property Address and Map/Parcel No.**	**Property Address and Map/Parcel No.**
Roberto Valentino David Gutierrez and Hillary Nicole Taylor, Trustees 2819 Old Buena Vista Road Nashville, TN 37218 **Person/Entity Responsible for Payment of Property Taxes** Same/Owner	**PARCEL 1** 2819 Old Buena Vista Road Nashville, TN 37218 070-02-0C-001.00	**PARCEL 2** 2821 Old Buena Vista Road Nashville, TN 37218 070-02-0C-002.00

Certificate of Authenticity

I, Thomas W. Steelman, 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 October 3, 2025

Affiant Signature

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd day of October, 2025

Notary's Signature
My Commission Expires: 1·28·26

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026