Karen Johnson Davidson County
Batch# 1421133 DEEDQC
05/15/2026 11:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260515-0043930

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/2/2026
(AFFIX SEAL)

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
JESSICA BONILLA CARMONA	**SAME**	
(NAME) **1012 Dove Creek Court**	(NAME)	**150-07-0-518.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **ALVARO ALI GUERRA, AN UNMARRIED MAN** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **: JESSICA BONILLA CARMONA, AN UNMARRIED WOMAN** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 402 ON THE PLAN OF PLANNED UNIT DEVELOPMENT FINAL P.U.D. PLAN, PHASE I, SOMERSET OF RECORD IN PLAT BOOK 6900, PAGE 690 AND 691, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ALVARO ALI GUERRA, AN UNMARRIED MAN, AND JESSICA BONILLA CARMONA, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM BRIAN MOCK, UNMARRIED DATED JANUARY 4, 2023 AND FILED FOR RECORD ON JANUARY 9, 2023 AS INSTRUMENT NO. 20230109-0001459, REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is Improved Property commonly known as: 1012 Dove Creek Court, Antioch, TN 37013

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 15th day of May, 2026.

Alvaro Ali Guerra

ALVARO ALI GUERRA

STATE OF TN

COUNTY OF Davidson

Personally Appeared Before Me, The Undersigned, A Notary Public In And For Said State And County, Alvaro Ali Guerra, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2026.

Christen T Rabe

Notary Signature

My commission expires: 1/30/27

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Christina Higgins, 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 5/15/26.

Date

Affiant Signature

5/15/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of May, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029