




Tom Leatherwood
Shelby County Register / Archives

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Office of the Shelby County Register.

	
17095828	
09/18/2017 - 10:37 AM	
2 PGS	
CHRISTINAM	1649219-17095828
VALUE	1.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	0.00
WALK THRU FEE	0.00
TOTAL AMOUNT	12.00
TOM LEATHERWOOD	
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	

This Instrument prepared by: Memphis Tlth, 575 Suzzette St - C, Memphis, TN 38126

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Memphis Tlth on this the 5 day of September 2017 for and in consideration of the sum of One and no/100 Dollars, do(es) hereby bargain, sell, release, remise, quit claim and convey unto Adam Guerrero all right, title and interest in and to the following described real estate, to wit:

See attached Exhibit A.
Last Instrument Affecting Title: #16072289

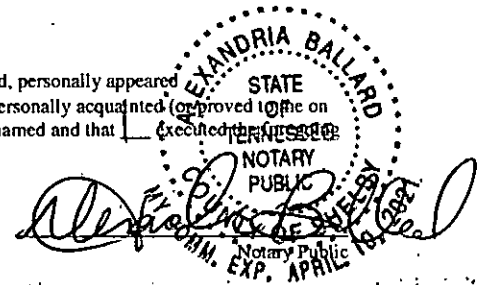
IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 5 day of September 2017

Carole E. Cotter, Executive Director
Memphis Tlth

STATE OF TENNESSEE
COUNTY OF Shelby

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Carole Cotter with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that I executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 5 day of September 2017



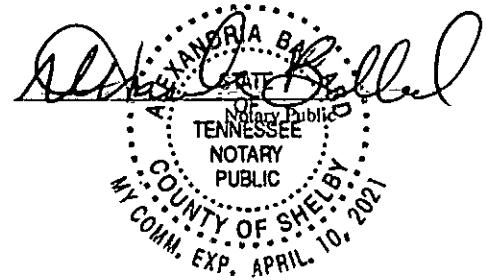
My commission expires:

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is \$ 1.00.

Carole E. Cotter
Affiant

STATE OF TENNESSEE
COUNTY OF Shelby

Subscribed and sworn before me this the 5th day of September 2017



My commission expires:

The following information is not a part of this Deed:

Property Address: 2267 Shasta Ave
Memphis, TN 38103
Owner's Name and Address: Adam Guerrero
2271 St. Elmo
Memphis, TN 38127
Parcel Number: 0420.3700204
Mail Tax Bills to: Adam Guerrero
2271 St. Elmo
Memphis, TN 38127

“Exhibit A”

The east 13.45 feet of Lot 83 and the west 15 feet of Lot 84, Monarch Homes Subdivision, as shown on plat of record in Plat Book 9, page 7, Register’s Office, Shelby County, Tennessee, being more particularly described as follows;

BEGINNING at a point in the south line of Shasta Avenue, (Marion), a distance of 135.00 feet west of the west line of North Trezevant Street, at a point 10.00 feet west of the northeast corner of Lot 84; thence westward along the south line of Shasta Avenue 28.45 feet to a point, 11.55 feet east of the east line of Lot 82, and an equal distance between the two (2) houses located on Lots 82 and 83; thence southward parallel to North Trezevant Street, a distance of 110.00 feet to a point; thence eastward a distance of 28.45 feet to a point; thence northward parallel to North Trezevant Street, a distance of 110.00 feet to the point of beginning.

Being the same property described in Instrument No. CW-6990. The above description is the same as found in prior deed of record as a boundary line survey was not done at the time of this conveyance.

Parcel: 04203700002040

Exhibit: 11273