BILL GARRETT, Davidson County
Trans:T20090074808 DEEDQC
Recvd: 11/03/09 11:02 3 pgs
Fees:17.00 Taxes:0.00
20091103-0101389

7002407

After Recording Return To:
Maverick
Maverick National Services
5412 W. Plano Pkwy, Ste 100
Plano, TX 75093

This Instrument Prepared Under the Supervision OF:
M. Powell, Esquire BOPR# 5372
By Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

Map & Parcel:
149 130 031.00

QUIT CLAIM DEED

[this deed is being executed to remove a son from title and to update name]

New Owner/ Property Being Conveyed
LETICIA ALCAZAR
4809 Bowfield Drive
Antioch, TN 37013

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 23rd day of October, 2009, between MARCO MARTINEZ, unmarried , residing at 4809 Bowfield Dr. Antioch, TN 37013 and LETICIA ALCAZAR formerly known as Leticia Martinez, unmarried (*name change granted in Petition for Name Change filed in the US District Court for the Middle District of Tennessee),* residing at 4809 Bowfield Drive, Antioch, Tennessee 37013, hereinafter referred to as "Party of the First Part" and LETICIA ALCAZAR, an unmarried woman, residing at 4809 Bowfield Drive, Antioch, Tennessee 37013, hereinafter referred to as "Party of the Second Part."

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

BEING LOT NO. 184 ON THE PLAN OF DEBRA HEIGHTS SUBDIVISION, SECTION 2 OF RECORD IN BOOK 3700, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY, AND AMENDED IN BOOK 3977, PAGE 632 SAID REGISTER'S OFFICE.

SAID LOT NO. 184 FRONTS 75.0 FEET ON THE WESTERLY MARGIN OF BOWFIELD DRIVE AND RUNS BACK BETWEEN LINES MEASURING 153.76

FEET ON THE SOUTHERLY LINE AND 149.57 FEET ON THE NORTHERLY LINE, TO A DEAD LINE IN THE REAR MEASURING 75.12 FEET.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY BUT ARE NOT RE-ESTABLISHED HEREBY.

BEING THE SAME PROPERTY AS CONVEYED TO LETICIA MARTINEZ AND MARCO MARTINEZ, BOTH ARE UNMARRIED BY DEED DATED OCTOBER 29, 2004 AND RECORDED NOVEMBER 3, 2004 AS DOCUMENT NUMBER 20041103-0132816 IN DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 4809 Bowfield Drive, Antioch, Tennessee 37013
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written. *The Grantor executing this instrument specifically acknowledges that he has had the opportunity to seek counsel before his execution hereof, knows that he is relinquishing his interest in the property herein described and executes this document on the day and year first written above holding the preparer of same harmless from any recourse he may have regarding the execution of same.*

Marco Martinez
MARCO MARTINEZ

STATE OF TENNESSEE } **COUNTY OF** Davidson }

On this 23rd day of October, 2009, before me personally appeared MARCO MARTINEZ, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

DOTTY HARPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Dotty Harper
NOTARY PUBLIC

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 0.

Affiant

Subscribed and sworn to before me this 23rd day of October, 2009.

Dotty Harper
NOTARY PUBLIC

My Commission Expires: 11-20-11

*This instrument may be signed in one or more **counterparts** with the same force and effect as if all required **signatures** were performed at the same time. One Grantor appears on this page, subsequent Grantor's signature appears on the following page, individually.*

DOTTY HARPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

LETICIA ALCAZAR
formerly known as Leticia Martinez

STATE OF TENNESSEE } **COUNTY OF** Davidson }

On this 23rd day of October, 2009, before me personally appeared LETICIA ALCAZAR formerly known as Leticia Martinez, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as his free act and deed.

DOTTY HARPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 0.

Affiant

Subscribed and sworn to before me this 23rd day of October, 2009.

DOTTY HARPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC My Commission Expires: 11-20-11

*This instrument may be signed in one or more **counterparts** with the same force and effect as if all required **signatures** were performed at the same time. This is the final Grantor and the end of this document.*

This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. **The preparer expresses no opinion as to the title the Grantee(s) will receive.** The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.**