AFTER RECORDING RETURN TO:
CLOSING USA, LLC
903 ELMGROVE ROAD
ROCHESTER, NY 14624
File No. CL140030553BA

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Davidson County DEEDQC
Recvd: 01/05/15 08:32 4 pgs
Fees:22.00 Taxes:0.00
20150105-0000511

Tax ID No.: 086-02-0-069.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 29 day of December, 2014, by and between **RICHARD DAVID MARTINEZ, A/K/A RICK MARTINEZ, A MARRIED MAN, WHO ACQUIRED TITLE AS SINGLE**, a mailing address of 213 BARLEY MILL ROAD, OLD HICKORY, TN 37138, hereinafter referred to as Grantor(s) and **RICHARD DAVID MARTINEZ AND KATHY SUE MARTINEZ, HUSBAND AND WIFE**, a mailing address of 213 BARLEY MILL ROAD, OLD HICKORY, TN 37138, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 232 JUAREZ DRIVE, HERMITAGE, TN 37076

Prior instrument reference: DOCUMENT NUMBER: 199912300308919, Recorded: 12/30/1999

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Tax ID No.: 086-02-0-069.00

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

RICHARD DAVID MARTINEZ

AKA

A/K/A RICK MARTINEZ

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, RICHARD DAVID MARTINEZ, A/K/A RICK MARTINEZ, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN, this 29 day of DEC, 20 14.

John W Nevil

Notary Public

My Commission expires: MY COMMISSION EXPIRES: December 19, 2017

JOHN W. NEVIL STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

JOHN W. NEVIL STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

VALUATION AFFIDAVIT

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

RICHARD DAVID MARTINEZ

Subscribed and sworn to before me this 29 day of Dec 2014

Notary Public
Commission Expires MY COMMISSION EXPIRES: December 19, 2017

JOHN W. NEVIL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Name and address for person(s) responsible for taxes:

RICHARD DAVID MARTINEZ AND KATHY SUE MARTINEZ
213 BARLEY MILL ROAD
OLD HICKORY, TN 37138

Name and address of property owner:

RICHARD DAVID MARTINEZ AND KATHY SUE MARTINEZ
213 BARLEY MILL ROAD
OLD HICKORY, TN 37138

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 56, DODSON HEIGHTS, OF RECORD IN BOOK 2900, PAGE 113, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GRANTOR HEREIN BY DEED DATED 6/30/88 OF RECORD IN BOOK 7591, PAGE 768, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, CONDITIONS, PLAT OF RECORD AND ENCUMBRANCES OF RECORD IN REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

TAX ID NUMBER: 086-02-0-069.00

PROPERTY COMMONLY KNOWN AS: 232 JUAREZ DRIVE, HERMITAGE, TN 37076

True Copy Certification

I, Cheryl Lloyd, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cheryl A Lloyd
Signature

State of New York

County of Monroe

Personally appeared before me, Andrea Topel, a notary public for this county and state, Cheryl Lloyd who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Andrea J Topel
Notary's Signature

My Commission Expires: 4/30/18
Notary' Seal

ANDREA J. TOPEL
Notary Public, State of New York
Monroe County
Commission Expires April 30, ~~19~~ 2018