BILL GARRETT, Davidson County
Trans: T20160002336 DEEDQC
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Fees: 12.00 Taxes: 0.00
20160111-0002543

This Instrument Prepared by & Return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Luis A Martinez** ("Grantor"), a single man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Luis A Martinez, Milca Martinez & Xavier Guzman, as tenants in common with full rights of survivorship,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Being Lot No. 186-A on the Plan of Zone Lot Division of Lots 181 thru 186, 192 thru 200, on the Plan of Piccadilly Square, Phase II, as of Record in Plat Book 6900, Page 14, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Luis A Martinez and wife Edna C Martinez herein by Warranty of record at Instrument Number **20060104-0001137** in said Register's Office. Edna C Martinez died on March 26, 2007 leaving Luis A Martinez as the remaining tenant by the entirety.

IN TESTIMONY WHEREOF I/we have executed this instrument the 23 day of **July, 2015.**

Luis A Martinez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Luis A Martinez**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23 day of **July, 2015.**

NOTARY PUBLIC

MARIA ALFARO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 03.07.17

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 23 day of **July, 2015.**

NOTARY PUBLIC

MARIA ALFARO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 03.07.17

PROPERTY ADDRESS:	**937 Strand Fleet Drive, Antioch, TN 37013**
TAX PARCEL NO.:	149 02 0B 106.00
PROPERTY OWNER:	**Luis A Martinez, Milca Martinez & Xavier Guzman**
OWNER'S ADDRESS:	**937 Strand Fleet Drive, Antioch, TN 37013**
MAIL TAX BILLS TO:	**Owners at Property Address**