Prepared by:
Steltemeier & Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, TN 37067

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $ 0 .

BILL GARRETT, Davidson County
Trans:T20170067536 DEEDQC
Recvd: 08/04/17 13:53 2 pgs
Fees:12.00 Taxes:0.00
20170804-0080007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is $ 0.00
, Affiant
Subscribed and sworn before me this the 4 Day of August, 2017.
, Deputy Register

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Edgardo Martinez | New Owner | 148-1-15 |
| 260 Willow Lane | | 5DU 4051 |
| Nashville, TN 37211 | | |

## QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Edgardo Martinez, Married and Jose Lora, married**, hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of his/her/their right, title and interest unto **Edgardo Martinez and wife, Yadira Santana Torres**, hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Hillbrook, Section Three, as of record in book 3300, Page 84, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Said Lot No. 163 fronts 76.6 feet on the northerly side of Willow Lane and extends back 158.3 feet on the west line and 152.4 feet on the east line to a dead line in the rear on which it measures 75 feet thereon.**

**Being the same property conveyed to Edgardo Martinez and Jose Lora by deed dated May 5, 1998, from Donna Jo Jenkins Carey and husband Grant Carey, recorded May 8, 1998 in Book 10923, page 828, Register's Office for Davidson County, Tennessee.**

**Yadira Santana Torres, wife of Edgardo Martinez, joins in the execution of this instrument to convey her marital interest, if any, in subject property. The Subject property is not now nor never has been the principle residence of Jose Lora nor his spouse nor any dependent.**

**This conveyance is subject to any and all restrictions and easements of record.**

This is improved property located at **260 Willow Lane, Nashville, TN 37211.**

Witness our hands this 29 day of July, 2017.

Edgardo Martinez

Jose Lora

Yadira Santana Torres

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edgardo Martinez, Yadira Santana Torres, Jose Lora the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes herein contained

Witness my hand and official seal at Franklin, Tennessee, this 26th day of July, 2017.

Notary Public

My Commission Expires: March 10, 2019

JUSTIN BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.**