This Instrument Prepared By:
Law Office of Wendy Geurin Smith
6363 Poplar Avenue, Suite 107
Memphis, TN 38119
(901) 761-8111

Once Recorded, Return To:
Title Center of the South
783 Old Hickory Blvd., Suite 110
Brentwood, TN 37027

Karen Y Johnson Davidson County
Batch# 137918 DEEDQC
09/07/2018 11:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180907-0088784

QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that on this the **7th** day of **September, 2018**, for and in consideration of the sum of Zero Dollars ($0.00) and other good and valuable consideration, **INDIANA MARTINEZ** (Grantor) do hereby quitclaim and convey unto **ARMANDO MARTINEZ** (Grantee), all of Grantor's right, title and interest, and claim in and to the following described real property, situated in Davidson County, Tennessee, to wit:

Tract 2:
Being Unit No. 12 of Lot 44 on the Plan of Huntington Park Townhomes, of record in Book 4175, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Tract 3:
Being Unit No. 11 of Lot 44 on the Plan of Huntington Park Townhomes, of record in Book 4175, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property as conveyed to Armando Martinez and Indiana Martinez, husband and wife, by Warranty Deed recorded on May 30, 1997 in Book 10472 at Page 70, Register's Office of Davidson County, Tennessee.

Property Address: 714 Huntington Parkway and 716 Huntington Parkway
Nashville, TN 37211

Tax Parcel Number:
Tract 2: Map 161 05 0C Parcel 112.00
Tract 3: Map 161 05 0C Parcel 111.00

This instrument and the interest released and transferred are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 7th day of September, 2018.

INDIANA MARTINEZ

(NOTARY ACKNOWLEDGEMENT TO FOLLOW ON NEXT PAGE)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary public in and for said state and county, INDIANA MARTINEZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the instrument as her free act and deed.

Witness my hand and seal this 7th day of September, 2018.

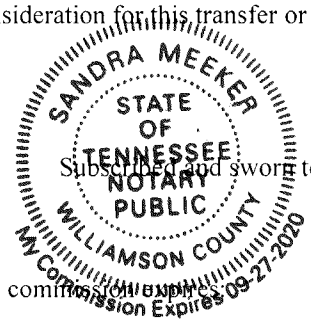


Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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



Affiant

Subscribed and sworn to before me this 7th day of September, 2018.

Notary Public

My commission expires:

Name and address of Owner:
Armando Martinez
701 Joseph Avenue
Nashville, TN 37207

Send Tax Bills To:
Armando Martinez
701 Joseph Avenue
Nashville, TN 37207

True Copy Certification

I, Sandra Meeker, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appears before me, Sonya C Starnes, a notary public for this county and state, Sandra Meeker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/10/19

Notary' Seal (if on paper)

