Karen Johnson Davidson County
Batch# 322508 DEEDQC
12/02/2019 10:07:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20191202-0123342

FROM: Alejandro Ramirez Martinez

TO : **Alejandro Ramirez Martinez and wife, Maria Martinez**

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Alejandro Ramirez Martinez 3706 Norma Dr. Nashville, TN 37211	OWNER	1191470.00

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
1321 Murfreesboro Pike, Ste. 823
Nashville, TN 37217

Prepared from information furnished by the parties

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever greater, for this transaction is
$ -0-

Affiant

Subscribed and sworn to before me this the 26th day of November, 2019

Notary Public
Commission Expires: _____

I , Alejandro Ramirez Martinez do hereby quitclaim to Alejandro Ramirez Martinez and wife, Maria Martinez their Heirs and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows:
To-Wit:

Please see attached Exhibit A.

Being the same property conveyed to Alejandro Ramirez Martinez , by deed of record in Instrument No20010307-0021503 , Register's Office for Davidson County, Tennessee.

This is improved property known as 264 Timmons Drive, Nashville, TN 37211

Witness our hand(s) this the 26th day of November, 2019.

Alejandro Ramirez Martinez

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 Alejandro Ramirez Martinez the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument or the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 26th day of November, 2019.

Notary Public
Commission Expires: _____

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Exhibit "A"

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of West Timmons Avenue, at the common corner of Lots 1 and 34; thence northerly with line between said lots 156.5 fee to the common corner of Lots 1,29, 39 and 34; thence easterly, with the line between Lots 1 and 29, 75 feet to the common corner of said lots and of Lots 28 and 2; thence southerly with the line between Lots 1 and 2, 156.5 feet to the northerly margin of East Timmons Avenue, thence with the margin of said avenue, westerly 75 feet to the beginning.