Karen Johnson Davidson County
Batch# 380707 DEEDQC
04/02/2020 08:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200402-0035235

Prepared by/Return to:
Mark B. Leedom, Esq.
7065 Moores Ln Ste 100
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF Rutherford

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

Antonia Martinez S.
Affiant

Subscribed and sworn to before me, this 26 day of MARCH, 2020.

Notary Public

My commission expires: 2-26-22

STEVEN J. CARR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

QUITCLAIM DEED

Name/Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Francisco Balderas Martinez	**Same as New Owner**	**14716013700**
382 Strasser Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, AUGUSTINE MARTINEZ, Unmarried, herein called "GRANTOR(S)", by these presents, does hereby quitclaim and convey unto FRANCISCO BALDERAS MARTINEZ and ANTONIA MARTINEZ SALDANA, Husband and Wife, herein called "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Tusculum Fields of record in Book 2330, Page 16, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Augustine Martinez, unmarried, and Francisco Balderas Martinez and Antonia Martinez Saldana, husband and wife, by quitclaim deed dated 9/7/12 of record in Instrument No. 20120912-0082952, Register's Office of Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

For recital purposes, the above-described property is improved property known as 382 Strasser Drive, Nashville, TN 37211.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 18 day of March, 2020.

Agustin Martinez
AUGUSTINE MARTINEZ

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Augustine Martinez, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18 day of March, 2020.

Catherine E Sullivan
Notary Public

My Commission Expires: 3/26/22

CATHERINE E. SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TN

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

