This instrument prepared by:

Matt Maniatis, Esq
Saenz & Maniatis
2874 Elm Hill Pike
Nashville TN 37214
615-366-1211

Send tax bills to:

Abel Amaro Martinez
7164 Legay Dr.
Nashville, TN 37013

Parcel Number:

182 06 0A 098.00

Karen Johnson Davidson County
Batch# 439242 DEEDQC
07/16/2020 03:17:17 PM 3 pgs
Fees: $17.00 Taxes: $0.00



20200716-0078422

Address of new owner:

Abel Amaro Martinez
7164 Legacy Dr.
Nashville, TN 37013

QUITCLAIM DEED

THIS INDENTURE, is made between **MIRIAM CARRIZOSA CATALAN** hereinafter referred to as the "Grantor" and **ABEL AMARO MARTINEZ** hereinafter referred to as "Grantee."

WITNESSETH:

Grantor, and for other good and valuable consideration in the sum of $1.00, has released and quit claimed, and does hereby bargain, sell remise, release and quitclaim unto the Grantee as part of the marital dissolution agreement and per T.C.A 66-5-209, the following described premises, to wit:

Land in Davidson County, TN, being Lot No. 98, on the Final Plat, Section One, Old Hickory Hills, of record in Instrument No. 20011023-0115382, Register's Office for Davidson County, TN, to which plat reference is hereby made for a complete description thereof.

Being the same property conveyed to Taylor Shea and Karen Shea, husband and wife by Warranty Deed from Mark W. Perrigon and Millie Segrest Perrigon,

husband and wife dated March 30, 2016 and recorded April 1, 2016 as Instrument No. 20160401-0031049, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Abel Amaro Martinez by Warranty Deed from Taylor Shea and Karen Shea, husband and wife, dated August 3, 2018, and recorded August 8, 2018 as Instrument No. 20180806-0077068 in said Register's Office for Davidson County, Tennessee.

This is improved property known as: **7164 Legacy Dr., Nashville, TN 37013.**

NOW, THEREFORE, the Grantor does hereby transfer and convey, quitclaim and assign forever, all his/her rights, title and interest in and to the above describe real property.

FURTHER, the Grantee indemnifies the Grantor from any continuing liability on the above-described real property to include any judgments for deficiency from a foreclosure action.

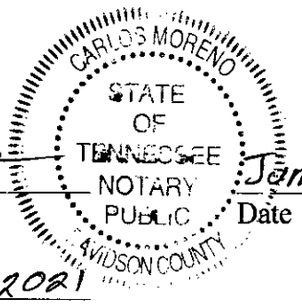
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the tittle of said land to the said GRANTEE(S) their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

MIRIAM CARRIZOSA CATALAN
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said County and State, the within Grantor, **MIRIAM CARRIZOSA CATALAN** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.



Carlos Moreno — June 20, 2020
NOTARY PUBLIC Date

My Commission Expires: NOV. 08, 2021