Karen Johnson Davidson County
Batch# 631707 DEEDQC
05/07/2021 01:38:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210507-0061782

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF ~~TENNESSEE~~ New Jersey
COUNTY OF ~~WILLIAMSON~~ Middlesex
The actual consideration for this transfer is $0.00.

Ysis T Martinez
AFFIANT

Subscribed and sworn to before me this 30 day of April 2021.

H. William Bressaw
H. William Bressaw, Esq.
Attorney at Law
State of New Jersey
NOTARY PUBLIC

My Commission Expires: _____

Address New Owners as Follows:
Dalvin Mora
~~272 Wilson St.~~ 2961 riverbend dr.
~~Perth Amboy, NJ 08861~~ nashvile TN 37214

Send Tax Bills To:
New Owner

Map-Parcel:
107-14-0A-032.00

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, **Ysis Martinez, unmarried,** Grantors, hereby quitclaim and convey all of her undivided right, title and interest to the hereinafter described property to **Dalvin Mora,** Grantee. Said property conveyed herein is described as follows:

Land located in Davidson County, Tennessee, being Unit No. 32, on the Plan of Copperfield Terrace, of record in Plat Book 6250, Page 50, and as described and set forth in the Master Deed at Book 6326, Page 790, both of record in the Register's Office for Davidson County, Tennessee, and both to which reference is hereby made and the same incorporated herein by reference for a complete description of said unit and of the conveyance hereby made.

Being the same property conveyed to Dalvin Mora, unmarried, and Ysis Martinez, unmarried, by Special Warranty Deed from Bank of America, N.A., of record in Instrument No. 20110927-0074798, dated September 2, 2011, Register's Office for Davidson County, Tennessee.

Being improved property known as 1272 Massman Drive, Nashville, TN 37217

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee. This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said party hereto have hereunto set their signature on this the 30 day of April, 2021.

Ysis T Martinez
Ysis Martinez

STATE OF ~~TENNESSEE~~ New Jersey
COUNTY OF ~~WILLIAMSON~~ Middlesex

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Ysis Martinez,** with whom I am personally acquainted, (or whose identities were proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes therein contained.

H. William Bressaw
Notary Public

My Commission Expires: _____

4-30-2021
H. William Bressaw, Esq.
Attorney at Law
State of New Jersey

H. WILLIAM BRESSAW
Attorney at Law
523 New Brunswick Avenue
Fords, NJ 08863
(732) 738-7779 hwblaw@aol.com Fax (732) 738-4824

April 30, 2021

Ironelly Mora
2961 River Bend dr
Nashville TN 37214

615-638-1561

Re: Martinez to Mora two deed signed

Dear Ms. Mora:

Enclosed are the two deeds that you reviewed by facetime signed by Ms. Martinez and notarized by me as a New Jersey attorney.

Universal Citation: NJ Rev Stat § 46:14-6.1 (2013)

46:14-6.1. Officers authorized to take acknowledgments

46:14-6.1. Officers authorized to take acknowledgments. a. The officers of this State authorized to take acknowledgments or proofs in this State, or in any other United States or foreign jurisdiction, are:
(1) an attorney-at-law;
(2) a notary public;
(3) a county clerk or deputy county clerk;
(4) a register of deeds and mortgages or a deputy register;
(5) a surrogate or deputy surrogate.

Sincerely

H. William Bressaw

True Copy Certification

I, Russell J. McCann, 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 Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021