Karen Johnson Davidson County
Batch# 661540 DEEDQC
06/22/2021 10:49:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210622-0083933

File Number: ORG-133450

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Maria G. Martinez, 3020 FIELDSTONE DR., Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 15010000300

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Maria G. Martinez, now married to **Jovanni Gomez Trejo**, hereinafter grantor, whose tax-mailing address is **3020 FIELDSTONE DR., Antioch, TN 37013**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Maria G. Martinez**, a Married Woman, hereinafter grantee, whose tax mailing address is **3020 FIELDSTONE DR., Antioch, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being Lot No. 110, on the Plan of Cherry Hills, Section 10-A, of record in Book 4860, Page 97, Registers Office for Davidson County, Tennessee. Said Lot No. 110, being a corner lot fronts 112.55 feet on the easterly side of Fieldstone Drive and 90.17 feet on the southerly side of Cedarcroft Drive and 39.27 feet on the curving corner at said intersection and runs back between converging lines 112.4 feet on the easterly side line and 105 feet on the southerly side line to a point at the rear. APN: 15010000300 Being the same premises conveyed from Damir Dapo and from Dunja Konic Dapo to Maria G. Martinez in a deed dated 07/17/2007 and recorded date 07/23/2007 in Instrument Number 20070723-

0087036 of the official records.
Property Address is: 3020 FIELDSTONE DR., Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20070723-0087036 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 15010000300

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record: in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on June 8, 2021:

Maria G. Martinez

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 8, 2021 by **Maria G. Martinez** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

Executed by the undersigned on June 8, 2021:

Jovanni Gomez Trejo

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 8, 2021 by **Jovanni Gomez Trejo** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

Notary Public

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, whichever is greater is $1.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 8th day of June, 2021.

Affiant

Maria G Martinez
Print Name

Notary Public

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

My commission expires:

March 3, 2025

Quentin Isabell
Print Name

CTIC# N/A

Tennessee Certification of Electronic Document

I, Auburn R Carnegie, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 PA

County of Allegheny

Personally appeared before me, Jennifer L. Lander, a notary public for this county and state,
Notary's Name

Auburn R Carnegie, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Jennifer L Lander
Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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