Prepared By:)
Mr. Carlos Enrique Ramos
Martinez)
3880 Priest Lake Dr., Unit 98
Nashville, Tennessee 37217)

After Recording Return)
To:)
Ms. Mercy Grace Adoracion
Lee Maduramente)
3880 Priest Lake Dr., Unit 98
Nashville, Tennessee 37217)

Karen Johnson Davidson County
Batch# 677634 DEEDQC
07/15/2021 12:19:20 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210715-0095342

TAX PARCEL ID#
136-03-0B-053-00-CO

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Mr. Carlos Enrique Ramos Martinez ("Grantor"), **whose address is** 3880 Priest Lake Dr. Unit 98, Nashville, Tennessee 37217, hereby **REMISES, RELEASES AND FOREVER QUITCLAIMS TO** Ms. Mercy Grace Adoracion Lee Maduramente ("Grantee"), **whose address is** 3880 Priest Lake Dr. Unit 98, Nashville, Tennessee 37217, all right, title, interest and claim to the following real property located at 3880 Priest Lake Dr. Unit 98 in the City/Township of Nashville, located in the County of Davidson and State of Tennessee and ZIP Code of 37217, to wit:

Property having Lot No. 136, with Section No. 156.17/2 and having the following description: Land in Davidson County, Tennessee, being Townhouse Unit No. 98, Building No. 24, on the Plan of Priest Lake Park Condominium Town-houses, Phase 2, of the record in Book 4675 page 145, registrar's Office of said County, to which plan reference is hereby made or a more complete and accurate legal description.

Being the same property conveyed to Earl A. Hanson and wife, Joyce D. Hanson by Warranty Deed from Philhall Corporation, dated 12/29/1975 and recorded 01/05/1976, of record in Book 4985, Page 181, Registrar's Office for Davidson County, Tennessee.

Being the same property conveyed to Joyce D. Hanson, for her sole and separate estate by Quit Claim Deed from Earl A. Hanson, dated 12/28/1977 and recorded 01/08/1978, of record in Book 5244, Page 482, Register's Office for Davidson County, Tennessee.

Said Joyce D. Hanson died intestate on 03/01/2020, leaving said Earl A. Hanson, Jr., Susan Hanson Coleman and Eric C. Hanson as her sole heirs at law as evidenced in Affidavit of Heirship of record in Instrument 20200916-0105629.

Being the same improved property conveyed Ms. Mercy Grace Adoracion Lee Maduramente, a married woman and Carlos Enrique Ramos Martinez, a single man, by Deed from Earl A. Hanson, Jr. and Susan Hanson Coleman and Eric C. Hanson, dated September 15, 2020 and recorded September 16, 2020 of record instrument 20200916-0105630, Register's Office of Davidson County, Tennessee.

FOR VALUABLE CONSIDERATION, in the amount of $1.00 dollars, given in hand and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of July 7, 2021 and that the Grantor make no promises as to

ownership of the title to the above-referenced Property but simple agrees to transfer whatever interest the Grantor has in it to the Grantee.

TO HAVE AND TO HOLD all of Grantor's right, title and interest and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever, so that neither Grantor nor Grantor's heirs, administrators, executors, successors, and/or assigns shall have claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

(Grantor's Signature)

Mr. Carlos Enrique Ramos Martinez

(Grantor's Printed Name)

(Grantee's Signature)

Ms. Mercy Grace Adoracion Lee Maduramente

(Grantee's Printed Name)

Signed in the presence:

(Witness 1 Signature)

Joseph Aeron Lee Calica

(Witness 1 Printed Name)

(Witness 2 Signature)

Nicoli Fredrick Alexander Lee Maduramente

(Witness 2 Printed Name)

Grantee's Address:

Ms. Mercy Grace Adoracion Lee Maduramente
3880 Priest Lake Drive
Unit 98
Nashville, Tennessee
37217

Grantor's Address:

Mr. Carlos Enrique Ramos Martinez
3880 Priest Lake Drive
Unit 98
Nashville, Tennessee
37217

Mail Subsequent Tax Bills To:

Ms. Mercy Grace Adoracion Lee Maduramente
3880 Priest Lake Drive
Unit 98
Nashville, Tennessee
37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is

$ 1

, Affiant

Subscribed and sworn before me this the

15 **Day of** JULY **, 2021.**

A. Hayes **, Deputy Registe**

STATE OF TENNESSEE)

)**S.S.**

COUNTY OF DAVIDSON)

The foregoing Quit Claim Deed was acknowledged before me on July 8, 2021 by Mr. Carlos Enriquez Ramos Martinez, who personally known to me or who produced a valid driver's license and/or passport as identification, and such individual having executed the QUIT CLAIM DEED of his free will and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

Richie Fitzpatrick

(Signature of Notary)

Richie Fitzpatrick

(Printed Notary Name) Davidson, Tennessee

My Commission expires: 11/8/2022

