PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

SEND TAX BILLS TO:

JESSICA E. LOPEZ MARTINEZ
221 RANDY ROAD
MADISON, TN 37115

NAME AND ADDRESS OF NEW OWNER:
SAME

THIS INSTRUMENT PREPARED BY:

JAMES B. McVEIGH, ESQ.
COMMUNITY LAW GROUP, PLLC
2604 Nolensville Pike – Suite C
Nashville, TN 37211

Parcel ID:
052-03-0-002.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars and No/100 Dollars ($0.00), I, JOSE CRISTINO CAZARES MARRUFO, have this day do hereby convey, remise, release and forever quitclaim unto JESSICA E. LOPEZ MARTINEZ, a single woman, her heirs and assigns forever, all of my right, title, and interest in and to certain property located and situated in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 74, on the plan of Rainbow Terrace, Section V, of record in Plat Book 2133, Page 72, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jessica E. Lopez Martinez by Warranty Deed from Jeffery T. Vincent and wife, Sandra C. Vincent, dated 10/03/2016, recorded 10/06/2016, of record under Instrument Number 20161006-0105588, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 2133, Page 72, in the Register's Office for Davidson County, Tennessee; Easement of record in Book 1149, Page 529, in the Register's Office for Davidson County, Tennessee; Easement of record in Book 1163, Page 587, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property more commonly known as: 221 Randy Road, Madison, Tennessee 37115.

IN WITNESS WHEREOF, the undersigned, JOSE CRISTINO CAZARES MARRUFO, has hereunto set his hand this the 12th day of July, 2021

Karen Johnson Davidson County
Batch# 680625 DEEDQC
07/21/2021 10:24:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210721-0097669

Jose C Cazares
JOSE CRISTINO CAZARES MARRUFO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and county, the within named JOSE CRISTINO CAZARES MARRUFO, the bargainer with whom I am personally acquainted (or who proved his identity upon satisfactory evidence) and who acknowledged that he executed the foregoing QUITCLAIM DEED instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Nashville, ~~TN~~ this the 12th day of July, 2021.

NOTARY PUBLIC
STATE OF TENNESSEE

My Commission Expires: 01/22/2025

JAMES B MCVEIGH STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer is none. This deed is executed pursuant to a domestic settlement decree entered by the 3rd Circuit Court for Davidson County, Tennessee under Docket No. 19D1731 on the 21st day of January, 2021, which represents an adjustment of property rights between divorcing parties, and is exempt from transfer tax pursuant to Tenn. Code Ann. § 67-4-409.

Jose C Cazares
JOSE CRISTINO CAZARES MARRUFO

Sworn to and subscribed before me this the 12th day of July, 2021.

NOTARY PUBLIC
STATE OF TENNESSEE

My Commission Expires: 01/22/2025

JAMES B MCVEIGH STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

This attorney prepared this Deed without the benefit of a title examination and solely with the information provided him by the Parties; this attorney assumes no responsibility for the accuracy of the legal description or the status of the title to the Property