Karen Johnson Davidson County
Batch# 791180 DEEDQC
01/14/2022 12:25:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220114-0006074

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Orange Coast Lender Services, 1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275

Reference Number: 690811

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Heber Joel Aguilar Martinez	Heber Joel Aguilar Martinez	4 10 0A 077.00
2412 Leafhollow Path	2412 Leafhollow Path	
Antioch, TN 37013	Antioch, TN 37013	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, HEBER JOEL AGUILAR MARTINEZ erroneously of record as HERBER JOEL AGUILAR MARTINEZ, a married man, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto HEBER JOEL AGUILAR MARTINEZ, a married man, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 2412 Leafhollow Path, Antioch, TN 37013, his heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

All that property situate in the County of Davidson, State of Tennessee, described as:

Land in Davidson County, Tennessee, being Lot No. 225 on the Plan of Village Two, Summerfield of record in Plat at Instrument No. 20000929-0096421, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.-

Tax ID No.: 4 10 0A 077.00

BEING the same property conveyed to Herber Joel Aguilar Martinez, married man herein by Deed dated March 27, 2019 and recorded April 25, 2019, in Instrument No. 20190425-0038070, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 2412 Leafhollow Path, Antioch, TN 37013.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 07 day of July, 2021.

HEBER JOEL AGUILAR MARTINEZ erroneously of record as HERBER JOEL AGUILAR MARTINEZ

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that HEBER JOEL AGUILAR MARTINEZ erroneously of record as HERBER JOEL AGUILAR MARTINEZ, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 07 day of July, 2024.

Gordon Weigle
Notary Public
My Commission expires:
07-09-2024

GORDON WEIGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

202201140006074

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00 .

HEBER JOEL AGUILAR MARTINEZ

Subscribed and sworn to before me this 07 day of July, 2024.

Notary Public
My Commission expires:
07-09-2024

GORDON WEIGLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

202201140006074

Tennessee Certification of Electronic Document

I, Nicole Ball, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/07/2021 (date of document).

Affiant Signature

01/11/2022

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 11th day of January, 2022.

Commonwealth of Pennsylvania - Notary Seal
Kaila R. Preston, Notary Public
Allegheny County
My commission expires May 17, 2025
Commission number 1398349
Member, Pennsylvania Association of Notaries

Notary's Signature

MY COMMISSION EXPIRES: May 17, 2025

NOTARY'S SEAL