QUITCLAIM DEED

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF Jan, 2022.

Notary Public

MY COMMISSION EXPIRES: 6/26/23

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 801800 DEEDQC
02/08/2022 01:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220208-0014502

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jose L. Martinez Mora	**Owner**	
(NAME)	(NAME)	
610 Harding Place		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37013		**147 01 0 195.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

NO TITLE SEARCH PERFORMED. INFORMATION FURNISHED BY THE PARTIES.

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **Jose L. Martinez Mora, a married man,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **Jose L. Martinez Mora and Maclovia Palacios Martinez, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL OF HIS RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 269 on the Plan of Section II, Calwell Hall, of record in Plat Book 2900, Page 96, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 80 feet on the Northerly side of Harding Place, and extends back 176.9 feet on the Easterly line and 174.8 feet on the Westerly line, to a dead line in the rear which measures 80 feet.

Being the same property conveyed to Robert W. Simms, Karen F. Simms, Charles D. Simms and Lori O. Simms by Warranty deed from Gail Elizabeth Anderson Fisher, Successor Trustee of the Anderson Joint Revocable Living Trust Agreement U/A/D May 08 of record in Instrument No. 20210520-0068798, Register's Office for Davidson County, Tennessee, dated May 19, 2021 and recorded on May 20, 2021.

Being the same property conveyed to Jose L. Martinez Mora by Warranty deed from Robert W. Simms, Karen F. Simms, Charles D. Simms and Lori O. Simms Huston Ray Birdsong of record in Book 202202080014500, Register's Office for Davidson County, Tennessee, dated _____, 2022 and recorded on _____, 2022.

Being also known as 610 Harding Place, Nashville, Tennessee 37211.

Witness my/our hand (s) this the 26 day of Jan, 2022.

Jose L. Martinez Mora

STATE OF Tennessee
COUNTY OF Davidson

On this 26 day of Jan, 2022, before me personally appeared **Jose L. Martinez Mora** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26 day of Jan, 2022.

Notary Public

My Commission Expires: 6/20/23

(SEAL)

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067
(615)599-9959

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 1-26, 2022.

Affiant
Date: January 28, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 28 day of January 2022.

Notary Public

My Commission Expires: 5/5/2025

Cheryl Buckingham
STATE OF TENNESSEE NOTARY PUBLIC
Davidson COUNTY