QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

Karen Johnson Davidson County
Batch# 805490 DEEDQC
02/15/2022 12:13:35 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220215-0017456

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 7 DAY OF February, 2022.

(Affix Seal)

TERESA R LUNDINE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 06-21-2025

THIS INSTRUMENT WAS PREPARED BY:
George Gilliam, Attorney at Law, The Gilliam Law Firm, PC
800 S. Gay Street, Suite 700, Knoxville, TN 37929

Address of New Owners:	Send Tax Bills To:	Tax ID#:
JOHN F. MARTINEZ JR.AND LINDA S. MARTINEZ for life, Remainder to DAVID W. MARTINEZ	SAME	095 100 047.00
612 Sycamore Ridge Cir.		
Nashville, TN 37214		

KNOW ALL MEN BY THESE PRESENTS that **JOHN MARTINEZ JR.**, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, reserving unto himself and his wife an **estate for life** and to the survivor of them so long as either may live, have bargained and sold and hereby remise, release and forever quitclaim their interest in said property unto **DAVID W. MARTINEZ**, his/her heirs and assigns, subject however to the estate for life hereby expressly reserved to **JOHN F. MARTINEZ JR.** and **LINDA S. MARTINEZ**, and to the survivor of them so long as either of them may live, all of their right, title and interest in a certain tract of land in **DAVIDSON** County, Tennessee, described as follows:

See Attached "EXHIBIT A"

This is ( ) unimproved property:

(X) improved property known as: 2105 Sanborn Drive, Nashville, TN 37210

Witness my hand this 7 day of February, 2022

JOHN MARTINEZ, JR.

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, A Notary Public in and for said County and State, the within named **JOHN MARTINEZ JR.,** the bargainer(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the with instrument for the purposes therein contained. Witness my hand and official seal at Davidson County, Tennessee, this 7 day of February, 2022.

Notary Public

My Commission Expires: 06-21-2025

TERESA R LUNDINE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A
PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot N. 159 on the Plan of Elm Hill Acres, Section No. IV, of record in Book 2331, Page 118, Register's Office of said County, to which reference is hereby made for a more particular description. Source of title 20151019-0105862