QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 873675 DEEDQC
06/17/2022 11:32:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220617-0069630

S. RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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 13 DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES 5.15.2023 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

The Law Office of S. Ruffin Craig, Jr., PLLC
750 Old Hickory Blvd.
Bldg. Two, Suite 150
Brentwood, Tennessee 37027

This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The LCTW Investments, LLC	New Owner	173 09 0A 457.00
(NAME)	(NAME)	
330 Franklin Rd. Ste. 135A – 245		
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Andrew Martinez and Jane Martinez, husband and wife, ("Grantors")**, do hereby bargain, sell, remise, release, quit claim and convey unto **The LCTW Investments, LLC, a Tennessee limited liability company, ("Grantee")**, all of Grantors' interest in and to a certain tract or parcel of real estate located in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 396 on the Plan of Phase Six, Lenox Village of record in Plat at Instrument No. 20050112-0004530, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew Martinez and Jane Martinez, husband and wife, by Warranty Deed from James Bradford Lamb, a single man, of record in Instrument No. 20220309-0026724, in the Register's Office of Davidson County, Tennessee, dated February 24, 2022 and recorded on March 9, 2022.

This conveyance is subject to: (l) 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.

The legal description contained herein is the same as that contained in the previous deed of record.

This is improved property known as: 8684 Gauphin Place, Nashville, TN 37211.

WITNESS MY HAND this 13 day of June, 2022.

Andrew Martinez

Jane Martinez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 13 day of June, 2022, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Andrew Martinez and Jane Martinez**, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Notary Public

Commission expires: 5.15.2023

S. RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:

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