Karen Johnson Davidson County
Batch# 894459 DEEDQC
07/27/2022 10:14:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20220727-0085628

File Number: RW-21005238

After Recording, Send To:

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Marco Antonio Martinez and **Yovanni Alejandro Martinez Rodriguez**, 4809 Bowfield Drive, Antioch, TN 37013-2925

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
149-13-0-031-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Marco Antonio Martinez and **Yovanni Alejandro Martinez Rodriguez who acquired title as Yovanni Alejandro Martinez Rodiguez**, hereinafter grantors, whose tax-mailing address is **4809 Bowfield Drive, Antioch, TN 37013-2925**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Marco Antonio Martinez,** an unmarried man, and **Yovanni Alejandro Martinez Rodriguez,** an unmarried man, tenants in common with rights of survivorship, hereinafter grantees, whose tax mailing address is **4809 Bowfield Drive, Antioch, TN 37013-2925**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Antioch, County of Davidson, State of TN, and is described as follows: Being Lot No. 184 on the Plan of Debra Heights Subdivision, Section 2, of record in Book 3700, Page 39, Register's Office for Davidson County, Tennessee, and amended in Book 3977, Page 632, said Register's Office. Said Lot No. 184 fronts 75.0 feet on the Westerly margin of Bowfield Drive and runs back between

lines measuring 153.76 feet on the Southerly line and 149.57 feet on the Northerly line, to a dead line in the rear measuring 75.12 feet. Being all that certain property conveyed from Leticia Alcazar, an unmarried woman to Marco Antonio Martinez, an unmarried man and Yovanni Alejandro Martinez Rodiguez, an unmarried man, tenants in common with rights of survivorship by the deed dated February 7, 2020 and recorded February 11, 2020 as Instrument Number 20200211-0015727 of Official Records. APN: 149-13-0-031-00

Property Address is: 4809 Bowfield Drive, Antioch, TN 37013-2925

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded as Instrument No. 20200211-0015727 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 149-13-0-031-00

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on Sep 14, 2021:

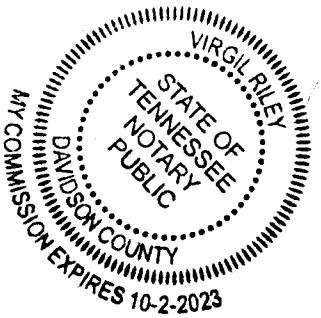
Marco A Martinez

Marco Antonio Martinez

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Sept. 14th, 2021 by **Marco Antonio Martinez** who is personally known to me or has produced TN/DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

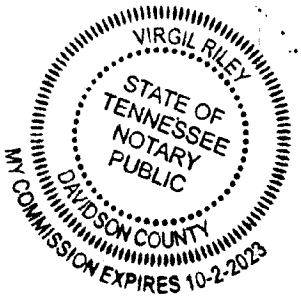


Yovanni Alejandro Martinez Rodriguez who acquired title as
~~Yovanni~~ Alejandro Martinez Rodiguez

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Sept. 14th, 2021 by **Yovanni Alejandro Martinez Rodriguez** who is personally known to me or has produced TN/ID as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

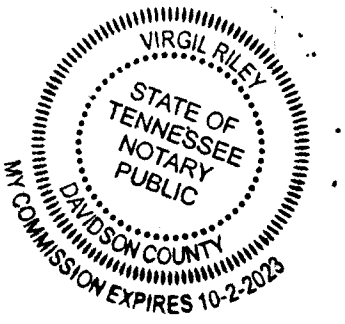


Yovanni Alejandro Martinez Rodriguez who acquired title as
~~Yovanni~~ Alejandro Martinez Rodiguez

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Sept. 14th, 2021 by **Yovanni Alejandro Martinez Rodriguez** who is personally known to me or has produced TN/ID as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public



State of TN
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 1 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 14 day of Sept, 2021.

Affiant

Print Name

(Seal)

VIRGIL RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

Notary Public

My commission expires:

10-2-2023

Virgil Riley
Print Name

CTIC# _____

EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of Antioch, County of Davidson, State of TN, and is described as follows:

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APN: 149-13-0-031-00

Certificate of Authenticity

I, A Rebecca Lower, 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 9-14-2021.

Date

Kellie Dejka

Affiant Signature

7/27/2022

Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 27 day of July, 2022.

A Rebecca Lower

Notary's Signature

My Commission Expires: 02/12/2024

Date

Notary's Seal (if on paper)

Commonwealth of Pennsylvania
NOTARIAL SEAL
A Rebecca Lower, Notary Public
Allegheny County
My Commission Expires 02/12/2024