Karen Johnson Davidson County
Batch# 951839 DEEDQC
12/15/2022 10:40:53 AM 1 pg
Fees: $12.00 Taxes: $0.00
20221215-0129854

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Gerardo Flores Flores and Elvia Martinez Gutierrez	(NAME) SAME AS NEW OWNER	
(STREET ADDRESS) 1640 Africa Rd.	(STREET ADDRESS)	086-10-0-071.00
(CITY) (STATE) (ZIP) Lebanon, TN 37087	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Juan M. Martinez and wife, Anna L. Martinez,** Grantor, does hereby quitclaim and convey unto **Gerardo Flores Flores and wife, Elvia Martinez Gutierrez**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Being Lot No. 61, on the plan of Chapelwood, Section 2, of record in Book 5200, Page 83, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Juan M. Martinez and Anna L. Martinez, husband and wife, by deed from JPMorgan Chase Bank as Trustee, of record in Instrument No. 200503100026586, Register's Office for Davidson County, Tennessee.

Anna L. Martinez and Ana L. Martinez being one in the same person.

This is improved property known as: 112 Albee Court, Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 24th day of October, 2022.

Affiant

My commission expires: 1/29/26
(Affix Seal)

Notary Public

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Witness my hand this 24 day of October, 2022.

Juan M. Martinez

Anna L. Martinez a/k/a Ana L. Martinez

STATE OF TEXAS
COUNTY OF TARRANT

On this 24 day of October, 2022, before me personally appeared Juan M. Martinez and Anna L. Martinez, a/k/a Ana L. Martinez to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal this 24 day of October, 2022.

Notary Public

My Commission Expires: 06/03/2023

CINDI L ROA
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 06/03/2023
NOTARY ID 12861645-2