THIS INSTRUMENT PREPARED BY: **Keller, Turner, Andrews & Ghanem, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 961454 DEEDQC 01/17/2023 11:12:30 AM 5 pgs Fees: $27.00 Taxes: $0.00 20230117-0003642	STATE OF TENNESSEE) COUNTY OF **Davidson**) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this **11** day of **November**, 2022. See attached CA Jurat Notary Public My Commission Expires: _____

QUITCLAIM DEED

Address New Owner: Castlegate, LLC 142 Lake Chateau Drive Hermitage, Tennessee 37076	Send Tax Bills to: New Owner **Castlegate, LLC** **142 Lake Chateau Dr.** **Hermitage, TN 37076**	Map Parcel No. 150-02-0 201.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIEL A. MARTINEZ, UNMARRIED** ("Grantor"), by these presents, does hereby quitclaim and convey unto **CASTLEGATE, LLC, a Tennessee Limited Liability Company,** and its heirs, successors and assigns ("Grantee"), all of Grantor's right, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee being part of Lot 88-A, Zone Lot Division of Lots 85, 86, 87, and 88 on the Plan of Harborgate, Section II of record in Plat Book 6200, Page 5200, amending in Plat Book 6250, Page 33, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Daniel Martinez by Warranty Deed from George Stanley Carman and wife, Heidi A. Carman, recorded June 30, 2006, at Instrument Number 20060627 – 0076677, said Register's Office.

This is improved property known as: **627 Castlegate Drive, Nashville, Tennessee 37217.**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

[SIGNATURE ON THE FOLLOWING PAGE]

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara }

On November 11, 2022 before me, Danielle Pavlecic, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Daniel Martinez
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

DANIELLE MARIE PAVLECIC
Notary Public - California
Santa Clara County
Commission # 2357118
My Comm. Expires May 11, 2025

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Danielle Pavlecic
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quitclaim Deed
Document Date: 11/11/2022 Number of Pages: 2
Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Daniel Martinez	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☒ Other: Bargainor	☐ Other:
Signer is Representing:	Signer is Representing:

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Witness my hand this 11 day of November, 2022, the bargaining party, having caused my name to be signed hereto on said day and date.

DANIEL MARTINEZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

See attached CA Acknowledgment

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **DANIEL MARTINEZ**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of November, 2022.

Notary Public
My commission expires: _____

CALIFORNIA JURAT GOVERNMENT CODE § 8202

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara

Subscribed and sworn to (or affirmed) before me on this 11 (Date) day of November (Month), 20 22 (Year), by

(1) Daniel Martinez

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Place Notary Seal and/or Stamp Above

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: 11/11/2022 Number of Pages: 2

Signer(s) Other Than Named Above: N/A

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Tennessee Certification of Electronic Document

I, Margaret Philpott 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 1/17/2023 (date of document).

Affiant Signature

1/17/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

