Karen Johnson Davidson County
Batch# 1025338 DEEDQC
07/12/2023 12:20:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230712-0053418

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars and no/100 ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Cinthya N Banales Martinez, unmarried woman** ("Grantor") , hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Cinthya N Banales Martinez, unmarried woman, and Angelica Martinez Garcia, unmarried woman, as joint tenants with right of survivorship,** (Grantee), all of his/her/their/its rights, title, and interests in the following described real property, to wit:

Being land in Davidson County, Tennessee, being Lot No. 331 on the Plan of Edge-O-Lake Estates, Section IX, of record in Plat book 3700,Page 131, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to **Cinthya N Banales Martinez, unmarried woman,** herein by Warranty Deed of record at Instrument Number **20180306-0021202** in said Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF I/we have executed this instrument the 11 day of **July, 2023.**

Cinthya Banales Martinez
Cinthya N Banales Martinez

STATE OF TENNESSEE
COUNTY OF DAVDIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Cinthya N Banales Martinez**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of **July, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 05-09-26

ALAN M. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

Jessica Banales Martinez
AFFIANT

SUBSCRIBED AND SWORN before me this the 11th day of **July, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 05-09-26

ALAN M. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

PROPERTY ADDRESS: **2636 Mesa Dr, Nashville, TN 37217**
TAX PARCEL NO.: **14904021200**
PROPERTY OWNER: **Angelica Martinez Garcia**
OWNER'S ADDRESS: **2636 Mesa Dr, Nashville, TN 37217**
MAIL TAX BILLS TO: **2636 Mesa Dr, Nashville, TN 37217**

Certificate of Authenticity

I, Holly A Mason, 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 7/11/23.

Affiant Signature

7/12/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 12 day of July, 2023.

Notary's Signature

(Notary Seal)

ANN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 05-09-26