Karen Johnson Davidson County
Batch# 1025342 DEEDQC
07/12/2023 12:31:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230712-0053422

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, **Jessica Banales Martinez, married woman** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Jessica Banales Martinez, married woman, and Cinthya Nayeli Banales Martinez, single 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:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of 1st Revision to Stonebridge of Record in Plat Book 9700, Page 244, Revised in Instrument No. 20061116-0142499, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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 Jessica Banales Martinez, married woman, herein by Warranty Deed of record at Instrument Number **20200313-0028198** in Register's Office for Davidson County, Tennessee. * Fredy Arias Mendez joins in this conveyance to transfer any marital rights he may have in said property.*

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

Jessica Banales Martinez
Jessica Banales Martinez

Fredy Arias Mendez
Fredy Arias Mendez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Jessica Banales Martinez and Fredy Arias Mendez**, with whom I am personally acquainted, and who acknowledged that they 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
NOTARY PUBLIC
STATE OF TENNESSEE
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.**

Angelina Martinez Garcia
AFFIANT

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: 05-09-26

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

PROPERTY ADDRESS: **3045 Stone Bridge Road, Antioch, TN 37013**
TAX PARCEL NO.: **150-10-0-266**
PROPERTY OWNER: **Jessica Banales Martinez and Cinthya Nayeli Banales Martinez**
OWNER'S ADDRESS: **3045 Stone Bridge Road, Antioch, TN 37013**
MAIL TAX BILLS TO: **3045 Stone Bridge Road, Antioch, TN 37013**

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)

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

My Commission Expires: 05-09-26