QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1048570 DEEDQC
09/11/2023 02 40 39 PM 2 pgs
Fees $12 00 Taxes $0 00



20230911-0071198

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Martin Tolentino	**Same**	
(NAME)	(NAME)	
1609 Benjamin Ave.		**083-02-0-167.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MARIANO TOLENTINO, AKA MARIANO TOLENTINO DOMINGUEZ, MARRIED ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

MARTIN TOLENTINO DOMINGUEZ, MARRIED ("GRANTEE")

HIS HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Being Lot No. 50 and the easterly one-half of Lot No. 51 on the plan showing subdivision of certain lots in blocks "A", "B", and "C", of the Weakley Home Place; as of record in Book 547, Page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 50 and part of Lot No. 51 front together 75 feet on the northerly margin of Benjamin Street and run back 187.4 feet on the westerly line and 194 feet on the easterly line, to a dead line, measuring 75 feet thereon.

Being the same property conveyed to Martin Tolentino and Mariano Tolentino from Mark Turner by Warranty Deed of record in Instrument Number 20020308-0029490, Register's Office for Davidson County, Tennessee

Martin Tolentino also being known as Martin Tolentino Dominguez.

The herein described property is not now nor has ever been the principal place of residence of the grantors or grantors' spouses herein.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is **unimproved** property known as: **1609 Benjamin St., Nashville, Tennessee 37206.**

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

Witness our hands this the 1st day of September, 2023.

Mariano Tolentino Dominguez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 1 day of September, 2023.

Notary Public
My Commission Expires: _____

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025