Name and Address of New Owner:
Coral Ayala Martinez & Kenia Ayala Martinez
1250 Cottage View Lane
Antioch, TN 37013

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 162-09-0A-076-00

Karen Johnson Davidson County
Batch# 1059568 DEEDQC
10/10/2023 01:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231010-0079576

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Coral Ayala Martinez, unmarried,** "the Grantor," convey and quitclaim any interest they have unto **Coral Ayala Martinez and Kenia Ayala Martinez, as joint tenants with right of survivorhsip,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to wit:

Townhouse No. 76, Building No. 11, in a Horizontal Property Regime, as shown on the plan of Hickory Valley Condominiums, Phase 2, as of record in Book 4460, Page 133, Register's Office for said County, to which reference is here made. This conveyance is made subject to all provisions, including without limitation, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed of record in Book 4659, Page 32, as amended in Book 4937, Page 429, said Register's Office; the Bylaws for the administrations of the building, easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the condominium and buildings thereon; and also subject to the provisions and requirements of the laws of the State of Tennessee respecting the establishment of the Tennessee Code Annotated.

Being the same property conveyed to Coral Ayala Martinez by Deed from Clara Katharine Chesbro, recorded on 9/11/2023 and of record as Instrument No. 20230911-0071045, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clara Katharine Chesebro, unmarried, by Quitclaim Deed dated May 15, 2017 from Clara Katarine Chesebro, unmarried, f/k/a Clara Katharine Martin, recorded May 16, 2017 in Instrument No. 20170516-0048461 in the Register' Office.

Being the same property conveyed to Clara Katharine Martin, unmarried, by Warranty Deed dated February 28, 1994 from Gail Lynn Rothwell, unmarried, recorded March 4, 1994 in Book 9267, Page 824 in the Register's Office.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 8th day of September, 2023.

Coral Ayala Martinez (SEAL)
Coral Ayala Martinez

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Coral Ayala 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 they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 8th day of September, 2023.

JOHN RUSSELL JR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Notary Public
My commission expires: _____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Sworn to and subscribed before me this 8th day of September, 2023.

Notary Public
My commission expires: _____

File # 2023-6180-RS

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 9/8/2021 (date of document).

Regina Sullo
Affiant Signature

October 10, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 10th day of October, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026