Karen Johnson Davidson County
Batch# 1068649 DEEDQC
11/06/2023 09:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231106-0086506

Name and Address of New Owner:
Felix Valdes Martinez
3831 Faulkner Dr
Nashville, TN 37211

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 147080C00200CO

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, **Felix Valdes Martinez, an unmarried man,** "the Grantor," convey and quitclaim unto **Felix Valdes Martinez and Dulce Angelica Bonifacio Aguilar, joint tenants with full right of survivorship**, "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit B on the Plan of 3829 Faulkner Drive Townhomes as shown on Exhibit B of Declaration of Establishing a Horizontal Property Regime for 3829 Faulkner Drive Townhomes, Protective Covenants, Conditions and Restrictions for 3829 Faulkner Drive Townhomes, (A Horizontal Property Regime with Private Elements) of record Instrument No. 20190306-0020553, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Felix Valdes Martinez, an unmarried man by Warranty Deed from Ali A. Bazari, unmarried, dated September 27, 2023, of record in Instrument No. 20231103-0086146, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 3831 Faulkner Dr. Nashville, TN 37211

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 27th day of September, 2023.

_____(SEAL)
Felix Valdes Martinez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of September, 2023, before me personally appeared **Felix Valdes Martinez**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of September, 2023.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

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 $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of September, 2023.

_____
Notary Signature
My commission expires:

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

202311060086506

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 9.27.23 (date of document).

Affiant Signature

9.27.23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

