PREPARED BY: RETURNED TO:
THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027

BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

New Owner:

Grace Martinez
528 Michele Drive
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 1071744 DEEDQC
11/14/2023 01:13:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20231114-0088761

Tax Bills To:

Same

Map & Parcel No:

147 06 0 145.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, Grace Martinez, a married woman, the Grantor, has bargained and sold, and does hereby transfer, convey and quitclaim unto Grace F. Martinez, a married woman and Hector Martinez, a married man, as tenants in common, the Grantee, their heirs and assigns forever, all of her rights, title and interests in and to certain real property situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 684 on the Plan of Section Five, Caldwell Hall of record in Plat Book 3106, Page 15, 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 Lot No. 684 fronts 73.85 feet on the Northwesterly margin of Edmondson Pike, running back between lines measuring 375.3 feet on the Northeasterly side and 317.1 feet on the Southwesterly side to a broken line in the rear, on which it measures 126.0 feet.

Being the same property conveyed to Sloane M. Snyder, unmarried and Dale Snyder, unmarried, as joint tenants by Warranty deed from Tanner Rollins and Shelby Rollins, husband and wife of record in Instrument No. 20170531-0054199 Register's Office for Davidson County, Tennessee, dated May 26, 2017 and recorded on May 31, 2017.

Being the same property conveyed to Grace Martinez, a married woman by Warranty Deed from Sloane M. Snyder, an unmarried woman, and Dale Snyder, an unmarried man, of record as Instrument Number 20220331-0037215, Register's Office for Davidson County, Tennessee, dated March 23, 2022 and recorded on March 31, 2022.

Grantor is married, however subject property is not now, nor has ever been, a marital residence and as such is not subject to any homestead, dower, or other marital interest.

Grace Martinez and Grace F. Martinez are one and the same person.

This is improved property known as **4975 Edmondson Pike, Nashville, TN 37211**

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by subscribing her signature this 13 day of November, 2023

Grace Martinez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal this the 13 day of November, 2023.

NOTARY PUBLIC
My Commission Expires: 9/2/24

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $-0-.

Hector Martinez
AFFIANT

Subscribed and sworn to before me this 13 day of November, 2023

NOTARY PUBLIC
My Commission Expires: 9/2/24