Karen Johnson Davidson County
Batch# 1074261 DEEDQC
11/21/2023 12:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231121-0090633

Recordation Requested By/Return to:
PRIORITY TITLE AND ESCROW
641 LYNNEHAVEN PWKY, SUITE 200
VIRGINIA BEACH, VA 23452-
File No. 092320158

This Instrument Prepared By:
REGINALD HARRION, ATTORNEY AT LAW
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

ADDRESS NEW OWNER(S):	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
DANIEL MARTINEZ II	DANIEL MARTINEZ II	06904016900
124 BOYCE COURT NASHVILLE, TN 37218	124 BOYCE COURT NASHVILLE, TN 37218	

Executed this 30th day of October 2023.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **DANIEL MARTINEZ**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **DANIEL MARTINEZ II, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:#

All the following described real estate, situated in the County of Davidson and the State of Tennessee known and described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Haynes Park Subdivision, Section 2, as of record in Book 4460, Page 51, Register's Office for said County.

Said Lot No. 88 fronts 36.30 feet on the northerly side of Boyce Court and runs back between lines, 128.10 feet on the easterly side and 147.56 feet on the westerly side, to a broken line at the rear on which it measures 135 feet thereon.

Said property is transferred subject to the following matters:2023 taxes and subsequent years Matters shown on the recorded plat of Haynes Park, of record in Plat Book 4460, Page 51, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record Book 4552, Page 634 and Book 4593, Page 70 and corrected in Book 6227, Page 788, said Register's Office.

Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

Parcel ID: 069-04-0-169.00

Being all and the same lands and premises conveyed to Daniel Martinez by Southeastern Investments IV LLC., a Tennessee Limited Liability Company in a Warranty Deed dated 03/08/2023 and recorded 03/09/2023 in Document Number 20230309-0016936, in the Land Records of Davidson County, TN.

Property known as, 124 BOYCE COURT, NASHVILLE, TN 37218-

This instrument was prepared without the benefit of a title examination.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of October, 2023.

DANIEL MARTINEZ

STATE OF TENNESSEE

COUNTY OF Rutherford

Before me, Rhonda M Lusk of the state and county mentioned, personally appeared **DANIEL MARTINEZ** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

Notary Public
Printed Name: Rhonda M Lusk
My Commission Expires: 12/21/2024

RHONDA M LUSK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00 .

Affiant

STATE OF ~~TENNESSEE~~ Virginia

COUNTY OF Virginia Beach

Subscribed and sworn before me this the 30 day of October, 2023.

Notary Public

My commission expires: **08/31/2025**

Kayla Marie Alesna
NOTARY PUBLIC
REGISTRATION # 7973155
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES August 31, 2025

Tennessee Certification of Electronic Document

I, Simone Cummings-Long, 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 10/30/23 (date of document).

Affiant Signature

10/30/23
Date

State of Virginia
City
~~County~~ of Virginia Beach

Sworn to and subscribed before me this 30 day of October, 2023.

Kayla Marie Alesna
NOTARY PUBLIC
REGISTRATION # 7973155
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES August 31, 2025

Notary's Signature

MY COMMISSION EXPIRES: 8/31/2025

NOTARY'S SEAL