Karen Johnson Davidson County
Batch# 1090834 DEEDQC
01/11/2024 12:40:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240111-0002480

File No: TN2307821R

After Recording, Send to:
Novare National Settlement Service, LLC
3180 Curlew Rd., Suite 108
Oldsmar, FL 34677

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Daniel Martinez II, 4806 Linbar Drive, Nashville, TN 37211

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Tax Parcel Number: 134-13-0-118.00

QUITCLAIM DEED

Daniel Martinez II AKA Daniel Martinez, married, joined by spouse **Frida Alamillo** ("Grantor"), of **4806 Linbar Drive, Nashville, TN 37211**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Daniel Martinez II,** a married man ("Grantee"), whose tax mailing address is **4806 Linbar Drive, Nashville, TN 37211,** with quitclaim covenants, his interest in the following described real estate:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 202 on the Plan of Kenilworth Estates, Section Four of record in Plat Book 3300, Page (s)34 through 36 inclusive, 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. 202 fronts 72.0 feet on the Easterly margin of Linbar Drive and extends back 145.8 feet on the Northerly line and 146.2 feet on the Southerly line to a dead line in the rear, measuring 38.4 feet thereon.

Property Address is: 4806 Linbar Drive, Nashville, TN 37211

THE INSTRUMENT CONSTITUTING THE SOURCE OF GRANTOR'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A WARRANTY DEED RECORDED AS INSTRUMENT NO. 20230406-0025168 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 134-13-0-118.00

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on 31 October, 2023:

Daniel Martinez II AKA Daniel Martinez

Frida Alamillo

STATE OF Tennessee
COUNTY OF Rutherford

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Daniel Martinez II** and **Frida Alamillo** personally known to me, or has produced _____, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 31st day of October 2023.

Notary Public

My Commission Expires:
02/21/2027

LISA ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF Rutherford

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 $0.00.

Affiant

Subscribed and sworn to before me on this the 31st day of October, 2023.

Notary Public

My Commission Expires: 02/21/2027

SEAL

LISA ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires
02/21/2027

Tennessee Certification of Electronic Document

I, Amy Innes, 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 10/31/23 (date of document).

Affiant Signature

1/9/2024
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 9th day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

Notary Public State of Florida
John A. Innes Jr.
My Commission
HH 279528
Exp. 8/29/2026