QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1095024 DEEDQC
01/26/2024 02:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240126-0005571

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF TN, COUNTY OF Davidson

THE ~~ACTUAL CONSIDERATION~~ OR VALUE, WHICHEVER IS ~~GREATER FOR THIS TRANSFER~~ IS $10.00.

Affiant

Subscribed and sworn to me on Jan 22, 2024.

NOTARY PUBLIC

My Commission Expires: 9/8/25

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ivan Jose Martinez & Adamarie Martinez 409 Seneca Court Nashville, TN 37214	Same as New Owner	096 05 0 143.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Mary S. Putman, a married woman, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Ivan Jose Martinez and Adamarie Martinez, husband and wife, hereinafter called **"GRANTEES,"** his successors and assigns, its entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being part of Lot No. 212 on the Map.of Woodberry Park, as of record in Plat Book 2133, pages 117, 118, and 119, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the south margin of Seneca Court at the comer of Lots 211 and 212; thence with the line between said lots, southerly 114.1 feet to a point; thence with the line between said Lots 212 and 204, northeasterly 14.8 feet to a comer of Lot No. 203; thence leaving said line, northeasterly 116.2 feet to a point opposite the corner of Lots 202 and 203; thence southeasterly I 0.0 feet to the corner of said lots; thence with the line between said Lots 202 and 213, northeasterly 55.5 feet to a corner of Lot 213; thence with the line between Lots 212 and 213, northwesterly 144.5 feet to the margin of Seneca Court; thence with the margin of the same, southwesterly around a curve, 43.0 feet to the beginning.

Being the same property conveyed to Mary S. Putman by Deed in Lieu of Foreclosure from Margaret D. Madison, dated September 23rd, 2013, and recorded October 2nd, 2013, of record in Instrument No. 20131002-0103465, Register's Office for Davidson County, Tennessee.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein

This is improved property, known as 409 Seneca Court, Nashville, TN 37214.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on January 18, 2024

Mary S. Putman
Mary S. Putman

STATE OF Georgia

COUNTY OF Grady

On 01 18, 2024, before me personally appeared Mary S. Putman, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 01 18, 2024.

BRIANA CONNELL NOTARY PUBLIC GRADY COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 20, 2027

Briana Connell
NOTARY PUBLIC

My Commission Expires: 06.20.2027

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on January 22, 2024.

John Cobb Rochford

January 22, 2024

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on January 22, 2024.

Brooke Sobo

My commission expires: 9/8/26

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025