This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 1 day of DEC, 2023

Notary Public

My Commission expires 1/25/26

ED HUMSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

NAME AND ADDRESS OF PROPERTY OWNER:
Liber Ramos Martinez
113 Arsenal Drive,
Franklin, TN 37064

SEND TAX BILLS TO:
Liber Ramos Martinez
113 Arsenal Drive,
Franklin, TN 37064

MAP AND PARCEL NUMBER: 147030A09700CO

Karen Johnson Davidson County
Batch# 1098644 DEEDQC
02/07/2024 07:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240207-0008490

QUITCLAIM DEED

23NT01008

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Erik Gustavo Jimenez Mendieta & Brittany Marie Brewer, husband and wife

By these presents do remise, release and **QUITCLAIM** unto

Liber Ramos Martinez

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit H-3 of Harding Place Condominium as established by a Master Deed of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, page 571, said Register's Office for a more complete identification and description of such Unit.

Being the same property conveyed to Erik Gustavo Jimenez Mendieta & Brittany Marie Brewer, husband and wife, by Quitclaim Deed from Rene Adalberto Membreno, not married and Araceli Jimenez, not married, dated 02/22/2021 and recorded 05/06/2021 as Document No. 20210506-0060792, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rene Adalberto Membreno, not married and Araceli Jimenez, not married, by Quitclaim Deed from William Roark (Trustee), dated 07/19/2013 and recorded 08/01/2013 as Document No. 20130801-0080394, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 441 Harding Pl. Unit H-3, Nashville, TN 37211

LIBER RAMOS MARTINEZ

Liber Ramos Martinez

State of TN }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Liber Ramos Martinez,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1 day of DEC, 2023

Notary Public

ED HUNSECKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

My Commission expires: 1/25/26

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 our hands this 1 day of DEC, 2023.

Erik Gustavo Jimenez Mendieta
Erik Gustavo Jimenez Mendieta

State of TN }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Erik Gustavo Jimenez Mendieta,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1 day of DEC, 23.

Notary Public

ED HUNSDE:SER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

My Commission expires: 1/25/26

Brittany Marie Brewer

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Brittany Marie Brewer,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21 day of November, 2023.

Notary Public

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

My Commission expires: 3/3/2025

Tennessee Certification of Electronic Document

I, Summer Boxton 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 12/1/23 (date of document).

Summer Boxton
Affiant Signature

2/6/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6th of February, 2024

(SEAL)



Notary's Signature
My Commission Expires: 11-06-24