# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1099176 DEEDQC
02/08/2024 11:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240208-0008950

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.

X Rhonda Davis
Affiant

Subscribed and sworn to me on Feb. 8th, 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<br>110 Edward VII Avenue<br>Madison, TN 37115 | Ivan Jose Martinez<br>409 Seneca Court<br>Nashville, TN 37214 | 043 16 0 078.00 |

**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 BLC Investments, Inc., hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Ivan Jose Martinez, a married man, hereinafter called **"GRANTEE,"** 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:

> Land in Davidson County, Tennessee, Being Lot No. 27 on the Plan of KINGS WAY GREEN SUBDIVISION, of record in Plat Book 3842, page 227, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.
>
> Being the same property conveyed to BLC Investments, Inc., by Quitclaim Deed from CB Investments, LLC, dated July 19th, 2004, and recorded July 27th, 2004, of record in Instrument No. 20040727-0089721, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 110 Edward VII Avenue, Madison, TN 37115.

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 February 1, 2024

BLC Investments, Inc.

By: Sandra L. Reynolds
Its: Authorized Signor

BLC Investments, Inc.

By: Christie L. Ponder
Its: Authorized Signor

**STATE OF** Georgia
**COUNTY OF** Grady

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, **Sandra L. Reynolds**, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the **Authorized Signor of BLC Investments, Inc.,** the within named bargainor, and that she as such **Authorized Signor** executed the foregoing instrument for the purposes therein contained, by signing for **BLC Investments, Inc.,** by herself as the **Authorized Signor.**

WITNESS MY HAND AND OFFICIAL SEAL, this the 1st day of February, 2024.

My Commission Expires: 8-6-24

CINDY A. HARVEY
Grady County
My Commission Expires
August 6, 2024

**STATE OF** Georgia
**COUNTY OF** Grady

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, **Christie L. Ponder**, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the **Authorized Signor of BLC Investments, Inc.,** the within named bargainor, and that she as such **Authorized Signor** executed the foregoing instrument for the purposes therein contained, by signing for **BLC Investments, Inc.,** by herself as the **Authorized Signor.**

WITNESS MY HAND AND OFFICIAL SEAL, this the 1st day of February, 2024.

My Commission Expires: 8-6-24

CINDY A. HARVEY
Grady County
My Commission Expires
August 6, 2024

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 February 8, 2024.

John Cobb Rochford

February 8, 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 February 8, 2024.

Brooke Sobo

My commission expires: 9/8/25

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