Karen Johnson Davidson County
Batch# 1124220 DEEDQC
04/17/2024 03:14:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240417-0027528

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Elmar Martinez, married,** ("Grantor"), hereby sells, remises, releases, conveys, and quit claims unto **Elmar Martinez Ramirez, married,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Being Lot No. 215, Final Plat of Cane Ridge Farms, Phase Four, as of record in Instrument No. 20030721-0101773, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Cristina Torres, an unmarried woman and Elmar Martinez, a married man, by virtue of that certain Warranty Deed dated September 16, 2009, and being of record at Instrument No. 20090925-0089280 and Scrivener's Affidavit at Instrument No. 20180530-0051669 in the Register's Office of Davidson County, Tennessee. *Gabriela Martinez joins in this conveyance to transfer any marital rights she may have in said property.*

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 12 day of **April, 2024.**

ELMAR MARTINEZ
Elmar Martinez

Gabriela Martinez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Elmar Martinez and Gabriela Martinez,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12 day of **April, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025 DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 12 day of **April, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025 DAVIDSON COUNTY

PROPERTY ADDRESS: **2516 Kanlow Dr., Antioch, TN 37013**
TAX PARCEL NO.: **174110A19400CO**
PROPERTY OWNER: **Elmar Martinez Ramirez**
OWNER'S ADDRESS: **2516 Kanlow Dr., Antioch, TN 37013**
MAIL TAX BILLS TO: _____

Certificate of Authenticity

I, Holly A Mason, 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 4/12/24.

Affiant Signature

4/17/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of April, 2024

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/25