Karen Johnson Davidson County
Batch# 1150754 DEEDQC
06/25/2024 01:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240625-0047435

THIS INSTRUMENT PREPARED BY:
Stewart Title – Homeland Division
2822 Bransford Ave
Nashville, TN 37204
(615)599-9959

STATE OF Tennessee
COUNTY OF Maury

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

Affiant

SUBSCRIBED AND SWORN to before me, this the 24th day of June, 2024.

Notary Public
My Commission Expires: 6-14-26

PAMELA JO SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Jorge Martinez Igtzi Vina Figuera 3405 Old Anderson Road, Unit 204 Antioch, TN 37013	New Owner	136-15-0A-071.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jorge Martinez, unmarried** ("Grantors"), have bargained and sold, and by these presents do hereby Quitclaim and convey unto **Jorge Martinez, unmarried, and Igtzi Vina Figuera, unmarried, as tenants in common with right of survivorship** ("Grantees"), their heirs and assigns, all of their right, title and interest in and to that certain real property in **Davidson County**, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 71, on the Plan of First Revision to Phase 2, Final Plat, Watercrest Townhomes, of record in Book 11190, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jorge Martinez, by Warranty Deed from Larry A. Carter and Yonhui Carter, husband and wife, dated June 14, 2024 and filed of record in Instrument No. 20240618-0045967, Register's Office for Davidson County, Tennessee.

All information has been supplied by the parties involved. No title search has been performed and preparer takes no liability as to the accuracy of the information contained herein.

This is improved property known as 3405 Old Anderson Road, Unit 204, Antioch, TN 37013

IN WITNESS WHEREOF, Grantor(s) has executed this instrument as of the 24th day of June 2024.

GRANTOR(S):

Jorge Martinez

STATE OF TENNESSEE
COUNTY OF Maury

On this the 24th day of June 2024, before me personally appeared Jorge Martinez, to me this day, and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of June 2024.

Notary Public

My Commission Expires: 6-14-26

(SEAL)

PAMELA JO SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 June 24, 2024.

Affiant
Date: June 24, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 24 day of June 2024

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY