FROM: **Luis Alberto Yanez Martinez**

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

TO : Maria Anjeles Vega and Adan Vega Resendiz

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Maria Anjeles Vegas 341 Cedarmont Drive Nashville, TN 37211	OWNER	16213003700

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
1321 Murfreesboro Pike, Ste. 823

Nashville, TN 37217

Prepared from information furnished by the parties

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever greater, for this transaction is $ -0-

X _____
Affiant

Subscribed and sworn to before me this the 2 day of July, 2024

_____
Notary Public
Commission Expires: 12-16-2025

I, Luis Alberto Yanez Martinez, unmarried, do hereby quitclaim to Maria Anjeles Vega and Adan Vega Resendiz, wife and husband, their heirs and assigns all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Described property in Davidson County, Tennessee, to-wit:

Being Lot No. 36, Revised Section One, Cedarwood Estates, of record in Book 4675, Page 62, Register's office of Davidson County, Tennessee.

BEING the same property conveyed to Luis Alberto Yanez Martinez by Warranty Deed of record in Instrument No. 20131204-00123555, Register's Office for Davidson County, Tennessee.

This is improved property known as 341 Cedarmont Drive, Nashville, TN 37211

Witness our hand(s) this the 12 day of July, 2024.

Karen Johnson Davidson County
Batch # 1166899 DEEDQC
08/06/2024 10:08:16 AM 1 pg
Fees: $12.00 Taxes: $0.00

20240806-0059768

X _____
Luis Alberto Yanez Martinez

STATE OF TEXAS
COUNTY OF Dallas

On this the 12 day of July 2024, before me, personally appeared Luis Alberto Yanez Martinez, known to me known to be the person described in and who executed the foregoing instrument and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal at Dallas, Texas, this the 12 day of July, 2024.

_____
Notary Public
Commission Expires: July 30, 2025

LAURA ADRIANA FAVILA
Notary ID #133244069
My Commission Expires
July 30, 2025