Karen Johnson Davidson County
Batch# 1181399 DEEDQC
09/13/2024 01:32:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240913-0070841

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 7th day of September, 2024. Notary Public My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner: Raul Martinez-Frias Rene Martinez-Frias 854 Preston Road Antioch, TN 37013	Send Tax Bills To: New Owner 854 Preston Road Antioch, TN 37013	Tax Information: Map and Parcel No.: 15005032900 (Tract One) 149-11-0A002.00-CO (Tract Two) 16206028700 (Tract Three)

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **GUADALUPE FRIAS MARTINEZ, a/k/a GUADALUPE FRIAS, married** (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey unto **(1) RAUL MARTINEZ-FRIAS, a/k/a RAUL E. MARTINEZ-FRIAS, a/k/a RAUL ENRIQUE MARTINEZ-FRIAS, unmarried, and (2) RENE MARTINEZ-FRIAS, a/k/a RENE S. MARTINEZ-FRIAS, a/k/a RENE SAUL MARTINEZ-FRIAS, unmarried, as joint tenants with right of survivorship,** their heirs and assigns, all of her right, title and interest in and to three (3) tracts of real property located in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" attached hereto.

These are improved properties known as the following:

(1) 3212 Luann Drive, Antioch, TN, 37013;
(2) 187 Townes Drive, Nashville, TN, 37211; and
(3) 1116 Rural Hill Road, Antioch, TN, 37013

None of the foregoing properties has ever served as the marital residence of the Grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7 day of September, 2024.

GRANTOR:

Guadalupe Frias Martinez

GUADALUPE FRIAS MARTINEZ, a/k/a GUADALUPE FRIAS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the County and State aforesaid, GUADALUPE FRIAS MARTINEZ, a/k/a GUADALUPE FRIAS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 7th day of September, 2024.

Notary Public

My Commission Expires: _____

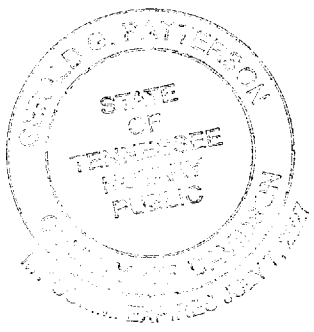


EXHIBIT "A"

TRACT ONE – 3212 LUANN DRIVE, ANTIOCH, TN 37013

Land in Davidson County, Tennessee, being LOT NO. 6 on the Plan of Cherry Hills, Section 12, of record in Plat Book 6250, page 174, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to Guadalupe Frias, unmarried, Raul Martinez-Frias, unmarried, and Rene Martinez-Frias, unmarried, all as joint tenants with right of survivorship, by deed from Robert Sparrow dated June 3, 2019, of record in Instrument No. 20190604-0053161, Register's Office for Davidson County, Tennessee.

TRACT TWO – 187 TOWNES DRIVE, NASHVILLE, TN 37211

Land in Davidson County, Tennessee, being all of lot No. 59 on the Plan of Valley Green, according to plat and survey of same appearing of record in Plat Book 4460, pages 96 & 97, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Guadalupe Frias Martinez, married, Raul E. Martinez-Frias, unmarried, and Rene S. Martinez-Frias, unmarried, as joint tenants with right of survivorship, by deed from Han T. Nguyen and Huoth Sung Tan, wife and husband, dated June 8, 2022, of record in Instrument No. 20220615-0068331, Register's Office for Davidson County, Tennessee.

TRACT THREE – 1116 RURAL HILL ROAD, ANTIOCH, TN 37013

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Phase I, Rice Hill, of record in Plat Book 6250, page 858, as amended in Book 7050, page 642, 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 Guadalupe Frias, a married woman, Raul Enrique Martinez-Frias, a single person, and Rene Saul Martinez-Frias, a single person, as joint tenants with right of survivorship, by deed from Sarah E. Frierson, unmarried, dated January 23, 2017, of record in Instrument No. 20170125-0008154, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 9/7/24 (date of document).

Affiant Signature

9/13/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

