Karen Johnson Davidson County
Batch# 1195054 DEEDQC
10/17/2024 12:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241017-0080679

This Instrument Prepared by:

Grills Legal
547 N. Mt. Juliet Rd., Ste. 100
Mount Juliet, TN 37122

State of TN
County of Wilson

The actual consideration of $0.00.

Affiant

Subscribed and sworn to before me this 11 day of October, ~~2022.~~ 2024 TG

Notary
Commission Expires: 3/7/26

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kevin S. De Jesus Martinez 4348 Central Valley Drive Hermitage, TN 37076	NEW OWNER	87-13-31

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I/WE, **Courtney Johnson**, HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM UNTO, **Kevin S. De Jesus Martinez,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL MY INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying and being in Davidson County, Tennessee and being Lot No. 20 on the Plan of Central Valley Forrest Subdivision of record in Book 5800, page 72, Register's Office for said County, to which plan reference is here made for a more particular description thereof.

BEING the same property conveyed by Warranty Deed from Federal Home Builders, Inc., an Alabama Corporation to William D. Jones and wife, Emilie J. Jones (55% interest) and Tenna Ltd., a Tennessee Limited partnership (45% interest), of record in Book 6150 Page 279 in Davidson County, Tennessee Register of Deeds, dated September 19, 1983 and and recorded October 03, 1983.

BEING the same property conveyed by Quit Claim Deed from Tenna, LTD, a

limited partnership to Alan L. Saturn, trustee and Alan L. Saturn, Trustee to William D. Jones and wife, Emilie J. Jones, of record in Book 9642 Page 735 in Davidson County, Tennessee Register of Deeds, dated March 27, 1995 and recorded April 11, 1995. The said William D. Jones died on or about April 20, 1999, leaving the said Emilie J. Jones as surviving tenant by the entireties. The said Emilie J. Jones died on or about March 31, 2024. Reference is made to the last will and testament of Emilie J. Jones, admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 242P3823, in which she names Raymond D. Jones as Executor. Pursuant to said will, the executor is directed and authorized to sell and convey the subject property.

Being the same property conveyed to Kevin S. De Jesus Martinez and Courtney Johnson, both unmarried, as joint tenants with right of survivorship, by Warranty Deed from the Estate of Emilie J. Jones, on September 17, 2024 and recorded on September 20, 2024, in Instrument No. 20240920-0073118.

For information purposes only: 4348 Central Valley Drive, Hermitage, TN 37076

Subject to all matters of record.

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.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, THAT NO TITLE SEARCH WAS CONDUCTED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

(Signature Page Follows)

(Signature Page)

Witness my hand this 11 day of October, 2024.

Courtney Johnson

State of TN)
County of Wilson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Courtney Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11 day of October, 2024.

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public
My Commission Expires: 3/7/26

Certificate of Authenticity

I, Joshua A. Terry, 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 10/11/2024.

Affiant Signature – Joshua A. Terry

10/15/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/15/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27