Karen Johnson
Batch # 1206738
11/19/2024 02:50:24 PM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20241119-0089872

Prepared By:
Ms. Carmen M Ceja
4025 Nolensville Rd
Nashville, Tennessee 37211

After Recording Return To:
Yanira Elizabeth Portillo
148 Sophie Dr
Antioch, Tennessee 37013

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Carmen Ceja, **Affiant**
Subscribed and sworn before me this the
19 **Day of** November, 2024.
Brandi Weiss, **Deputy Register**

TAX PARCEL ID #: 176010B02400CO

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Ms. Lucila A Martinez *("Grantor")* , **whose address is** 148 Sophie Dr, Antioch, Tennessee 37013, hereby ***REMISES, RELEASES AND FOREVER QUITCLAIMS TO*** Ms. Yanira Elizabeth Portillo *("Grantee")* and Mr. Raul Antonio Portillo *("Grantee")* , a married couple, **whose address is** 148 Sophie Dr, Antioch, Tennessee 37013, all right, title, interest and claim to the following real estate property located at 148 Sophie Dr in the City/Township of Antioch, located in the County of Davidson and State of Tennessee and ZIP code of 37013, to-wit:

Property having Lot No. 251, with the Section No. 20050614-0067855, and having the following description: county Davidson ,state of Tennessee.

FOR VALUABLE CONSIDERATION, in the amount of $1.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of 11/11/2024, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

CM

Lucila Martinez
(Grantor's or Authorized Representative's Signature)

Lucila A Martinez

(Grantee's or Authorized Representative's Signature)
Yanira Elizabeth Portillo

(Grantee's or Authorized Representative's Signature)

Signed in our presence:

(Witness #1 Signature)

Argelia Morales
(FIRST WITNESS NAME TYPED)

(Witness #2 Signature)

Rosibeity Gonzalez
(SECOND WITNESS NAME TYPED)

Grantee's Address:

Ms. Yanira Elizabeth Portillo and Mr. Raul Antonio Portillo
148 Sophie Dr
Antioch, Tennessee 37013

Grantor's Address:

Ms. Lucila A Martinez

148 Sophie Dr
Antioch, Tennessee 37013

Mail Subsequent Tax Bills To:
Yanira Elizabeth Portillo
148 Sophie Dr
Antioch, Tennessee 37013

STATE OF TENNESSEE)
) **SS.**
COUNTY OF DAVIDSON)

The foregoing Quit Claim Deed was acknowledged before me on 11/01/2024. by Ms. Lucila A Martinez, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

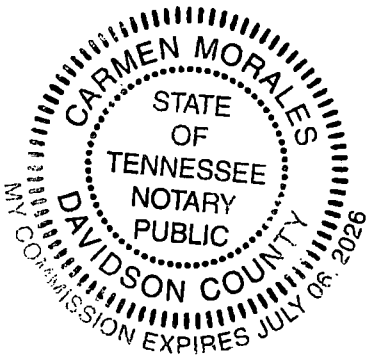
IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

Carmen Morales.
(Signature of Notary)

Carmen Morales.
(Printed Notary Name) Davidson, Tennessee

My Commission expires: 07/06/2026



Note: The Original Copy of the Quit Claim Deed must be filed with the "Recorder of Deeds" with the Clerk of Courts having jurisdiction where this property is located and only upon payment of any associated recording fees due at time of filing with the Clerk of Courts.

Davidson County DEEDWARR
Recvd: 02/04/09 13:34 2 pgs
Fees:13.00 Taxes:617.90
20090204-0009593

CASH DEED FOR TENNESSEE

FHA Case No. **483-366518-3**

This instrument was prepared by the **Department of Housing and Urban Development**
Return to: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

This Indenture, made and entered into this **30th day of January, 2009,** by and between the Secretary of Housing and Urban Development, of Washington, D.C., or its' successors, party of the first part, and **Lucila Martinez** , unmarried her heirs and assigns, party(ies) of the second part,

Witnesseth: That for and in consideration of the sum of Ten Dollars ($10.00), the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party(ies) of the second part, the following described real estate situate, lying and being in the **County Davidson,** State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 215 ON THE PLAN OF MAXWELL PLACE P.U.D. OF RECORD IN INSTRUMENT NO: 20050418-0042714 AS CORRECTED IN INSTRUMENT NO: 20050614-0067855, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Property Address: 148 Sophie Drive
Antioch, TN 37013

Owner's Name: **Lucila Martinez**

Owner's Address: 5902 Cane Ridge Road

Antioch, TN 37013

Mail Tax Bill to: Owner at Property Address

Parcel No.: **176010B02400CO**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: January 30, 2009

Being the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531), by deed dated **May 9, 2008**, and recorded at **Instrument No. 20080512-0048638** in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party(ies) of the second part, his/her/their heirs and assigns in fee simple forever.

Said Conveyance is made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also **Subject** to any state of facts which an accurate survey of said property would show.

And the Said party of the first part does hereby covenant with the said party(ies) of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he/she has a good right to sell and convey the same; that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons, claiming same, by, through or under him but no further or otherwise.

In Witness Whereof the undersigned has set his/her hand and seal as a principal and/or officer of Pyramid Real Estate Services, LLC, Management and Marketing contractor of the U. S. Department of Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban Development, under the redelegation of authority published at 70 Fed. Reg. 43, 171 (July 26, 2005).