Karen Johnson Davidson County
Batch# 1207237 DEEDQC
11/20/2024 02:37:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241120-0090593

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	ClearEdge Title Inc 2605 Enterprise Rd E #270 Clearwater, FL 33759	Daniel Martinez II 1807 Atlas St. Nashville, TN 37013

Order Number: C-TN900241

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Prolific Homes LLC, a Tennessee Limited Liability Company and Teodoro Samano Torres who erroneously acquired title as Theodoro Samano Torres, an unmarried man,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Daniel Martinez II, a married man and Teodoro Samano Torres, an unmarried man** whose address is 1807 Atlas St, Nashville, TN 37013, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 82 on the Plan of the 2nd Revision, Section Five, Terragon Trails, of record in Book 5200, Page 18, Register's Office for said County, to which reference is hereby made for a more complete description.

Said Lot No. 82 fronts 98.02 feet on the northeasterly margin of Terragon Trail and extends back 148.16 feet on the northerly line and 134.64 feet on the southerly line to a dead line in the rear, measuring 73.47 feet thereon.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

Subject to all other easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 14905016400
Street address of property: 4773 Terragon Trail, Antioch, TN 37013

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20240514-0035219 in the Register's Office, Davidson County, Tennessee.

Signed this 8TH day of NOVEMBER, 2024

Signature of Grantor(1 of 2):

Prolific Homes LLC, a Tennessee Limited Liability Company

By: _____

Name/Title: Daniel Martinez Owner

STATE OF TN, COUNTY OF ~~Rutherford~~ DAVIDSON, SS:

BE IT REMEMBERED That on this 8TH day of NOVEMBER, 2024 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came DANIEL MARTINEZ II in the capacity of OWNER for Prolific Homes LLC, a Tennessee Limited Liability Company known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

_____
Notary Public

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

Signed this 8TH day of NOVEMBER, 2024

Signature of Grantor (2 of 2):

who erroneously acquired title as ~~Teodoro~~ Samano Torres

Teodoro Samano Torres who erroneously acquired title as ~~Theodoro~~ Samano Torres & Theodora, Theodora

STATE OF TENNESSEE, COUNTY OF DAVIDSON, SS:

BE IT REMEMBERED That on this 8TH day of NOVEMBER, 2024 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Teodoro Samano Torres who erroneously acquired title as Theodoro Samano Torres, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

County Parcel Number: 14905016400
Street address of property: 4773 Terragon Trail, Antioch, TN 37013

Oath of Consideration

I or we, Daniel Martinez II, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 8TH day of NOVEMBER, 2024

Signatures of Affiant(s):

Daniel Martinez II

Sworn and subscribed before me this 8TH day of NOV., 2024

Notary Public

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

Tennessee Certification of Electronic Document

I, Michael Henson, 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 11-8-2024 (date of document).

Affiant Signature

11-18-2024
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 18TH day of NOVEMBER, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 8/7/2026

NOTARY'S SEAL

Notary Public State of Florida
Bethany L Presnell
My Commission HH 298273
Expires 8/7/2026