This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22806-RR

Karen Johnson Davidson County
Batch# 1221055 DEEDQC
12/30/2024 08:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241230-0100752

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is ~~$0.00~~

Affiant

Subscribed and sworn to before me, this the 21st day of June, 2024.

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/4/2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elizabeth & Luis Martinez 131 Hartmann Drive Lebanon, TN 37087	New Owner	076-05-0-105.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Elizabeth N. Martinez and Luis U. Martinez wife and husband** ("Grantor") do/does hereby quitclaim and convey unto **The Luis Urbano Martinez and Elizabeth Naomi Martinez Revocable Investors Trust dated July 6, 1998** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Hidden Hill of record in Plat Book 4860, Page 43, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer L. Haden and Brian Haden, wife and husband by Warranty Deed from Nicholaos J. Lianos and Rebecca J. Lianos, husband and wife of record in Instrument No. 20220404-0038491 Register's Office for Davidson County, Tennessee, dated March 23, 2022 and recorded on April 04, 2022 and Scrivener's Affidavit recorded on April 28, 2022 in Instrument No. 20220428-0049038.

Being the same property conveyed to , **Elizabeth N. Martinez and Luis U. Martinez wife and husband** by Warranty Deed from Jennifer L. Haden of record in Instrument No. 20240626-0047109 Register's Office for Davidson County, Tennessee, dated June 21, 2024 and recorded on 6/26/2024.

This is improved property located at: **612 Hidden Hill Drive, Nashville, TN 37076**

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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21 day of June, 2024.

GRANTOR:

Elizabeth N. Martinez

Luis U. Martinez

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Elizabeth N. Martinez & Luis U. Martinez, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes ~~therein~~ contained.

WITNESS my hand and seal at office this 21 day of June, 2024.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 1-22806-RR

- **The text of a certification of an electronic document must be in the following form.**

I, Jacqueline Sena **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 6/21/2024 **(date of document).**

Affiant Signature

Date: 12/27/2024

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th **day of** December, 2024.

Notary Signature

MY COMMISSION EXPIRES: 1/4/2027

Notary's Seal (if on paper)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY