QUITCLAIM DEED

EMILEE BARRETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF January 2025.

Notary Public

MY COMMISSION EXPIRES: 6/22/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
ERIKA MARTINEZ AND LISA SUSSMAN	**ERIKA MARTINEZ AND LISA SUSSMAN**	
(NAME) **249 Clovernook Drive**	(NAME) **249 Clovernook Drive**	**094 08 0 048.00**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS) **Nashville, TN 37210**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **EMMANUEL MARTINEZ, A SINGLE MAN** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **ERIKA MARTINEZ AND LISA SUSSMAN, AS TENANTS IN COMMON** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 75 ON THE PLAN OF CLOVER NOOK, AS OF RECORD IN PLAT BOOK 2900, PAGES 51-52, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 75 FRONTS 106.0 FEET ON THE NORTHERLY SIDE OF CLOVERNOOK DRIVE AND EXTENDS BACK 291.0 FEET ON THE WESTERLY LINE AND 331.8 FEET ON THE EASTERLY LINE, TO A LINE IN THE REAR ON WHICH IT MEASURES 129.9 FEET.

BEING THE SAME PROPERTY CONVEYED TO EMMANUEL MARTINEZ AND ERIKA MARTINEZ, HUSBAND AND WIFE, BY WARRANTY DEED FROM RICHARD LUGG AND WIFE, GAIL LUGG, OF RECORD IN INSTRUMENT NO. 20220907-0100382, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 02, 2022, AND RECORDED ON SEPTEMBER 07, 2022.

This is Improved Property commonly known as: 249 Clovernook Drive, Nashville, TN 37210.

*Emmanuel Martinez is executing this instrument for the purpose of conveying all of his right, title, interest and marital interest to said property as pursuant to the Final Decree of Divorce/Marital Dissolution Agreement as shown in Case No.24D37, in the Fourth Circuit Court for Davidson County, Tennessee at Nashville.

Karen Johnson Davidson County
Batch# 1230989 DEEDQC
01/28/2025 11:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250128-0006418

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 15 day of Jan, 2025.

EMMANUEL MARTINEZ

STATE OF Tennessee
COUNTY OF Sumner

On this 15TH day of January, 2025, before me personally appeared, Emmanuel Martinez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15TH day of January, 2025.

Notary Signature
My commission expires:
10/20/2026

KELLY S. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires October 20, 2026

Tennessee Certification of Electronic Document

I, Kelly Dorsey, 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 1-15-25 (date of document).

Kelly Dorsey
Affiant Signature

1-28-25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 28th day of January, 2025.

Emilee Barrett
Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

