Name and Address of New Owner:
Juan Jeronimo Martinez
3534 Dickerson Pike
Nashville, TN 37207

Send Tax Bills To:
NEW OWNER

Karen Johnson Davidson County
Batch# 1231047 DEEDQC
01/28/2025 12:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250128-0006508

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 049-00-0-208

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **TX RE Opportunity 1216, LLC, a Texas Limited Liability Company,** "the Grantor," convey and quitclaim any interest they have unto **Juan Carlos Jeronimo Martinez, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 13 on the Map of Greens Lane Gardens Homes Subdivision, a development by Allan Murphy, described according to a copy of a survey thereof made by Pete Meyers, Surveyor, as follows:

Beginning at a point in the south margin of Greens Lane, at the common corner of Lots Nos. 12 and 13; said point being 2,833.5 feet west of the center line of Ewing Road, as measured along the south margin of Greens Lane; thence with the line between said lots, south 12" 15' east 799.5 feet; thence south 77° 40' west 37.9 feet to a point; thence south 58° west 62 feet to the common corner of Lots Nos. 13 and 14, thence with the line between said lots, north 12° 15' west 816 feet to the south margin of Greens Lane; thence with the margin of the same, north 77° 40' east 100 feet to the point of beginning.

INCLUDED in this description, but specifically EXCLUDED therefrom is the following property described as follows, to wit:

Beginning at the point of intersection of the north boundary of the Temphis Corporation Property and the east boundary of the Dan Little, etux property; thence with Little's east boundary north 08 degrees 19 minutes 08 seconds west 161.00 feet; thence south 83 degrees 55 minutes 06 seconds east 101.37 feet to a point in the west boundary of the Danny Lee Beaird, etux property; thence with said west boundary south 08 degrees 08 minutes 32 seconds east 115.81 feet to a point in the Temphis Corporation north boundary; thence with said north boundary south 81 degrees 35 minutes 31 seconds west 39.70 feet and south 63 degrees 17 minutes 52 seconds west 63.16 feet to the point of beginning and containing 0.303 acres.

Being the same property conveyed to TX RE Opportunity 1216,

LLC, a Texas Limited Liability Company, by Warranty Deed dated January 11, 2024 from Kudzo Real Estate, Inc., recorded January 22, 2024 in Instrument No. 20240122-0002929 in the Register's Office.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, 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.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 23rd day of December, 2024.

TX RE Opportunity 1216, LLC, a Texas Limited Liability Company

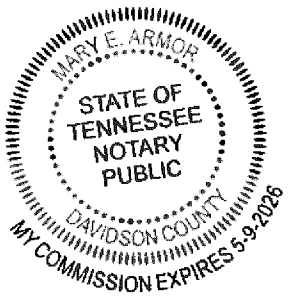
_____(SEAL)
Juan Jeronimo Martinez, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Juan Jeronimo Martinez, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Sole Member of TX RE Opportunity 1216, LLC, a Texas Limited Liability Company, the within named bargainor, and he as such Sole Member, being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of TX RE Opportunity 1216, LLC, a Texas Limited Liability Company, by himself as Sole Member.

WITNESS my hand and official seal this 23rd day of December, 2024.

_____
Notary Public
My commission expires: _____



AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

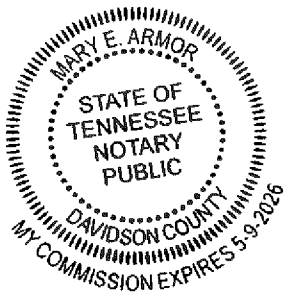
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
23rd day of December, 2024.

M. Armor
Notary Public
My commission expires: _____

File # 2024-7382-TS



Tennessee Certification of Electronic Document

I, Regina Sullo, 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 12/23/24 (date of document)

Regina Sullo

Affiant Signature

January 28 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 28 day of January, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202501280006508