Karen Johnson Davidson County
Batch# 1240457 DEEDQC
02/25/2025 10:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250225-0013796

Prepared by: John W. Crow, II, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination

ARMANDO MARTINEZ

TO

MARTINEZ PROPERTIES TENNESSEE
INVESTMENT SERVICES TRUST

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 24th day of February 2025, by and between **ARMANDO MARTINEZ** ("Grantor"), and **MARTINEZ PROPERTIES TENNESSEE INVESTMENT SERVICES TRUST, by ARMANDO D. MARTINEZ, TRUSTEE** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title, and interest in certain real property located in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Unit No. 11 of Lot 44 on the Plan of Huntington Park Townhomes, of record in Book 4175, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> BEING the same property conveyed to ARMANDO MARTINEZ by Quitclaim Deed from INDIANA MARTINEZ, dated September 7, 2018, and recorded on September 7, 2018, as Instrument No. 20180907-0088784 in the Register's Office for Davidson County, Tennessee.

This is improved property generally known as: **716 Huntington Parkway, Nashville, Tennessee 37211**.

This conveyance and the concerned real estate is subject to all matters and restrictions of record.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

ARMANDO MARTINEZ
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **ARMANDO MARTINEZ** named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 24th day of February, 2025.

JENNIFER WHEELER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 01-28-2026

Notary Public
My Commission Expires: 1·28·26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this 24 February 2025.

Notary Public
My Commission Expires: 1·28·26

JENNIFER WHEELER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 01-28-2026

Property Owner(s) Name and Mailing Address	Person or Entity Responsible for Payment of Property Taxes
MARTINEZ PROPERTIES TENNESSEE INVESTMENT SERVICES TRUST Armando D. Martinez, Trustee 714 Huntington Parkway Nashville, TN 37211	Same/Owner
Property Address 716 Huntington Parkway Nashville, TN 37211	**Map and Parcel No.** 161-05-0C-111.00

True Copy Certificate

I, Thomas W. Steelman, 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 February 24, 2025.

Affiant Signature 2/24/2025 Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of February, 2025.

Notary's Signature

My Commission Expires: 1·28·26

JENNIFER WHEELER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 1-28-2026