THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** 2025-0323	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* Megan Crawford *Affiant* Sworn to and subscribed to before me this 7 day of March 2025. *Notary Public* *My commission expires:* 7/19/25 William S. Bailey NOTARY PUBLIC STATE OF TENNESSEE Williamson COUNTY
Name and Address of New Owner: Alfonso Martinez 3241 Cain Harbor Nashville, TN 37214	
Send Tax Bills To: Owner	
Street Address of Subject Property: 3241 Cain Harbor Nashville, TN, 37214	**Parcel ID:** 062 02 0A 265.00

Karen Johnson Davidson County
Batch# 1252275 DEEDQC
03/26/2025 10:53:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250326-0022640

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Heraclio Martinez**, hereinafter called **"GRANTOR,"** hereby conveys and quitclaims unto **Alfonso Martinez,** hereinafter called **"GRANTEES,"** his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 257 on the plan of Final Plat of River Trace Estates, Phase I, Sections 4 & 5, of record in Book 9700, Page 409, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Marilyn S. Sinor and Thomas E. Sinor, wife and husband, by Warranty Deed from Ridge Homes, Inc., a/k/a NVR Fox Ridge, Inc., of record in Book 11455, Page 383, Register's Office for Davidson County, Tennessee, dated April 22, 1999 and recorded on April 30, 1999. The said Thomas E. Sinor having died on September 6, 2013 in Davidson County, Tennessee.

Being the same property conveyed to Heraclio Martinez and Alfonso Martinez, as joint tenants, by Warranty Deed from Marilyn Sinor, unmarried, of record in Instrument number 20201029-0125583, Register's Office for Davidson County, Tennessee, dated October 23, 2020 and recorded on October 29, 2020.

WITNESS my hand this 7 day of March, 2025.

Heraclio Mtz

Grantor – Heraclio Martinez

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, --, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 7 day of March, 2025.

William S. Corley STATE OF TENNESSEE NOTARY PUBLIC Williamson COUNTY

NOTARY PUBLIC

My commission expires: 7/19/25

True Copy Certification

I, Yvette Meldrum, 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 March 7, 2025.

Affiant Signature

March 7, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7th day of March 2025.

Megan Crawford

Notary's Signature

MY COMMISSION EXPIRES: 10-25-26

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY