Batch # 1254996
04/02/2025 09 00 51 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250402-0024894

This transfer is exempt from the Tennessee real estate recording tax pursuant to T C A § 67-4-409(a)(3)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ - 0 -

Affiant

Subscribed and sworn to before me this 28th day of March, 2025

Notary Public

My Commission expires 1/4/2027

SUSAN F. CLYNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This instrument was prepared by

Equitus Law Alliance, PLLC
709 Taylor Street
P O Box 280240
Nashville, TN 37208

Address New Owner as Follows:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
Hilda Angelica Rodriguez Hernandez **606 Rumsford Lane** **Mt. Juliet, TN 37122**	**same**	**Map 85-43** **Parcel 047**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Marco Antonio Martinez Tello, for and in consideration of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release, and forever quitclaim unto Hilda Angelica Rodriguez Hernandez, her heirs, successors and assigns, his entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows

Being the Southerly part of Lot No 32 and the Northerly part of Lot No 33 on the Revised Plan of Cliffdale Subdivision, of record in Book 974, page 49, Register's Office for said for said County, described together according to a survey made by Ralph W C Lambert, Surveyor, December 13, 1952, as follows

BEGINNING on the easterly margin of Cliffdale Road, as widened, at an iron pin located at the northwest corner of the property conveyed to John C Webb and wife, by deed from B N Oakley and wife, of record in Book 2106, page 47, Register's Office for said County, thence with the easterly margin of said road, northwardly 77 feet to an iron pin located 14 feet north of the dividing line between Lots 32 and 33, thence eastwardly 148 feet to an iron pin on the easterly line of said subdivision, being 81 feet south of the corner of Lots 31 and 32, thence with the easterly line of said subdivision, being 81 feet south of the corner of Lots 31 and 32, thence with the easterly line of said subdivision, southwardly 82 feet to an iron pin, thence westwardly 122 feet to the beginning.

Being the same property conveyed to Marco Antonio Martinez Tello, from Danny J Christian, by Warranty Deed of record in Instrument No. 20210412-0048281, in the Register's office of Davidson County, Tennessee

This is improved property known as 239 Cliffdale Road, Nashville, TN 37214

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises

WITNESS my hand this 28 day of March, 2025

Marco Antonio Martinez Tello

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Marco Antonio Martinez Tello, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained

Witness my hand, at office, this 28Th day of March, 2025

Notary Public

SUSAN F. CLYNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires 1/4/2027

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantors, by third parties or from the record No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made The draftsman assumes no liability as to the accuracy thereof Failure to record this document timely may jeopardize your rights to the property