# QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $00.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

Karen Johnson Davidson County
Batch# 1255781 DEEDQC
04/02/2025 01:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250402-0025137

**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) |
|---|---|---|
| **C/O Jorge L. Martinez and Barbara Y. Martinez, Co-Trustees** | **New Owner** | **071 14 1J 007.00** |
| **16 Willis Street Unit A** | (NAME) **Property** | |
| (ADDRESS) **Nashville, TN 37207** | (ADDRESS) | |
| (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, **JORGE LUIS MARTINEZ AND BARBARA YVONNE MARTINEZ, HUSBAND AND WIFE,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **JORGE L. MARTINEZ AND BARBARA Y. MARTINEZ, CO-TRUSTEES OF THE MARTINEZ FAMILY TRUST DATED SEPTEMBER 4, 2024,** ("GRANTEE") ITS REPRESENTATIVES, 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 UNIT NO. 7 ON THE PLAN OF HOMES AT 16 & 18 WILLIS STREET, OF RECORD IN EXHIBIT "B" IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 16 & 18 WILLIS STREET AT INSTRUMENT NO. 20230224-0013388, BEING AMENDED BY FIRST AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 16 & 18 WILLIS STREET AT INSTRUMENT NO. 20230411-0026157, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.**

**PARCEL 1:**
**BEING A PORTION OF THE SAME PROPERTY CONVEYED TO BUILD NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM RITA F. ROBERTS, UNMARRIED OF RECORD IN INSTRUMENT NO. 20220209-0014870 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 28, 2022 AND RECORDED ON FEBRUARY 9, 2022.**

**PARCEL 2:**
**BEING A PORTION OF THE SAME PROPERTY CONVEYED TO BUILD NASHVILLE, LLC BY WARRANTY DEED FROM RITA F. ROBERTS AND CHARLES MICHAEL ROBERTS, WIFE AND HUSBAND OF RECORD IN INSTRUMENT NO. 20181121-0114741 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 19, 2018 AND RECORDED ON NOVEMBER 21, 2018.**

**COMBINED PARCELS:**
**BEING A PORTION OF THE SAME PROPERTY CONVEYED TO BUILD NASHVILLE, LLC BY QUITCLAIM DEED OF CONSOLIDATION FROM BUILD NASHVILLE, LLC OF RECORD IN INSTRUMENT NO. 20230217-0011699 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 16, 2023 AND RECORDED ON FEBRUARY 17, 2023.**

**FURTHER BEING THE SAME PROPERTY CONVEYED TO JORGE LUIS MARTINEZ AND BARBARA YVONNE MARTINEZ, HUSBAND AND WIFE BY WARRANTY DEED FROM BUILD NASHVILLE, LLC OF RECORD IN INSTRUMENT NO. 20250402-0024824, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED April, 2, 2025.**

**BEING IMPROVED PROPERTY MORE COMMONLY KNOWN AS 16 WILLIS STREET UNIT A, NASHVILLE, TN 37207.**

*** Jorge L. Martinez and Jorge Luis Martinez are one and the same.**

***Barbara Yvonne Martinez are one and the same.**

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 27 day of MARCH, 2025.

Jorge L. Martinez
**JORGE LUIS MARTINEZ**

**BARBARA YVONNE MARTINEZ**

**STATE OF TENNESSEE**

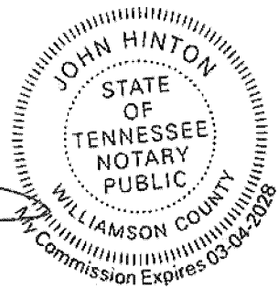
**COUNTY OF** WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jorge Luis Martinez And Barbara Yvonne Martinez, Husband And Wife, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of MARCH, 2025.

Notary Signature

My commission expires:



Certificate of Authenticity

I, Emily Manno, 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 3/27/25.

Date

Affiant Signature

3/27/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of March, 2025.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026