Name and Address of New Owner:
Yassel Martinez Elizondo and
Vladamir Salvador Urbino Rodriguez
1027 Kellyn Lane
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 1256412 DEEDQC
04/04/2025 08:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250404-0025619

Send Tax Bills To:
New Owners

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 043-13-0A-002.00-CO

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, **Yassel Martinez Elizondo and Vladamir Salvador Urbino Rodriguez ,** "the Grantor," convey and quitclaim unto **Yassel Martinez Elizondo and Vladamir Salvador Urbino Rodriguez, married to each other,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 1-2 in Robin Hood Condominiums, as shown on the Plat of Robin Hood Condominium Apartments, of record in Book 5200, Page 124, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of such Unit, together with the undivided interest in the common elements of Robin Hood Condominiums appurtenant to said Unit as defined in the Master Deed for Robin Hood Condominiums, of record in Book 5388, page 524 and 6569, Page 149, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Yassel Martinez Elizondo and Vladamir Salvador Urbino Rodriguez by Warranty Deed from Cynthia Corbin, a married woman, dated March 26, 2025, of record in Instrument No. 20250327-0023187, Register's Office for Davidson County, Tennessee.

This is improved Property known as 323 Forest Park Road, Madison, TN 37115

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, 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 3 day of April, 2025.

_____(SEAL)
Yassel Martinez Elizondo

_____(SEAL)
Vladamir Salvador Urbino Rodriguez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of March, 2025, before me personally appeared **assel Martinez Elizondo and Vladamir Salvador Urbino Rodriguez**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3 day of April, 2025.

_____
Notary Signature
My commission expires: 11.3.25

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

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 $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3 day of April 2025.

_____
Notary Signature
My commission expires: 11.3.25

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 4.4.25 (date of document).

Affiant Signature

4.4.25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

