Karen Johnson Davidson County
Batch# 1257476 DEEDQC
04/08/2025 11:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250408-0026658

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN

COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 7 day of April, 2025.

Notary Public

My commission expires: 12.2.28

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jennifer Guicel Gomez Martinez	**New Owner**	**06300011600**
612 Menees Ln		
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Victor Hugo Dubon Dubon** GRANTOR(S)", by these presents, does hereby quitclaim and convey to **Jennifer Guicel Gomez Martinez,** herein called "GRANTEE(S)", their successors, heirs and assigns all of her right, title and interest in and to a certain tract or parcel of land described as follows:

Land in Davidson County, Tennessee, being more particularly described according to a survey by S. Harvey Gee, Surveyor, September 16, 1968, as follows:

Beginning at an iron pin on the Northerly margin of Menees Lane at the Southeast corner of the property conveyed to Robert E Henderson and wife, by Deed from Ruby Key and husband, of record in Book 2452, Page 489, Register's Office for said County; thence with Henderson's Easterly line a a fence, North 3 deg. 13' East 701.6 feet to an iron pin in the Southerly line of A C Williams property; thence with Williams' Southerly line, South 88 deg. 24' 50" East 188 feet to an iron pin; thence South 3 deg. 13' 30" West 696.2 feet to an iron pin in the Northerly margin of said Lane; thence with said Lane, South 89 deg. 52' 40" West 188 feet to the beginning, containing 3 acres, more or less.

Being the same property conveyed to Jennifer Guicel Gomez Martinez and Victor Hugo Dubon Dubon, wife and husband, by Warranty Deed from Shirley Kleber, unmarried, dated October 2, 2022 and recorded October 25, 2022, of record in Instrument No. 20221025-0115749, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **612 Menees Ln, Madison, TN 37115**

WITNESS my/our hand(s) this 7 day of April, 2025.

Victor Hugo Dubon Dubon

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State **Victor Hugo Dubon Dubon,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of April, 2025.

Notary Public

My Commission Expires: 12.2.28

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 4/7/25 (date of document).

Jennifer Russell
Affiant Signature

4/8/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 8th day of April 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

