Karen Johnson Davidson County
Batch# 1263051 DEEDQC
04/22/2025 12:01:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250422-0030661

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

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

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 21 day of April, 2025.

Notary Public

My commission expires: 10/24/2028

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD., SUITE 200
GALLATIN, TN 37066

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jose D. Martinez Majano **Edelmira D. Carranza Marroquin**	**NEW OWNER**	**13312007600**
443 Tampa Dr.		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Jose D. Martinez Majano,** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Jose D. Martinez Majano and Edelmira D. Carranza Marroquin,** herein called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee,** to-wit:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Windsor Park of record in Book 3600, page 64, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jose D. Martinez Majano by Quitclaim Deed from Jose D. Martinez Majano and Floricelda M. Martinez dated September 19, 2015, of record in Instrument No. 20150924-0097433, Register's Office for Davidson County, Tennessee.

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

This is improved property commonly known as 443 Tampa Dr., Nashville, TN 37211.

WITNESS my/our hands this 17 day of April, 2025.

Jose D Martinez
Jose D. Martinez Majano

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jose D. Martinez Majano,** 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 and seal at office on this, the 17 day of April, 2025.

My commission expires: 3/3/26

NOTARY PUBLIC

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

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 4/17/2025 (date of document).

Jennifer Russell
Affiant Signature

4/21/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21 day of April 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

