Name and Address of New Owner:
J. Guadalupe Martinez
188 Jacksonian Drive
Hermitage, TN 37076

Send Tax Bills To:
Same as above

Karen Johnson Davidson County
Batch # 1293083 DEEDQC
07/02/2025 12:43:08 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250702-0052385

This Instrument Prepared By:

J. Guadalupe Martinez
188 Jacksonian Drive
Hermitage, TN 37076

Map & Parcel No: 133-15-0-025.00

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, **Susana Ramirez Martinez, the wife of Elfego Martinez,** "the Grantor," conveys, transfers, remise and quitclaims her marital interest in and to **J. Guadalupe Martinez and Elmar Martinez Ramirez, the Grantee**," all of her interest, right and title, in and to the following described real estate in Davidson County, Tennessee:

> Being Lot No. 1 A on the Plan of Paragon Mills, as of record in Book 3300, Page 100, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.
>
> Being the same property conveyed to Elfego Martinez, married by Warranty Deed from William O. Sims and wife, Juanita Beavers Sims, dated November 1, 2000, of record in Instrument Number 20001222-0125780, Register's Office for Davidson County, Tennessee. Further Quitclaimed by Quitclaim deed from Elfego Martinez to J. Guadalupe Martinez and Elmar Martinez Ramirez, dated August 8, 2017, of record in Instrument Number 201708080081071, Register's office for Davidson County, Tennessee.
>
> This instrument is being recorded for the purpose of Susana Ramirez Martinez, wife of Elfego Martinez, to convey any and all

of her right, title and interest by virtue of marriage to Elfego Martinez.

PROPERTY KNOWN AS IMPROVED PROPERTY LOCATED AT: 3849 Sam Boney Drive, Nashville, TN 37211

Grantor covenants that she is lawfully seized and possessed of said real estate, by virtue of marriage to Elfego Martinez, and her marital interest has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, 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.

WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 6 day of February 2025

Susana Ramirez Mtz (SEAL)

SUSANA RAMIREZ MARTINEZ

STATE OF HIDALGO,ZIMAPÁN,MEXICO

Lic. Jaime Isauro Galindo Moreno, notario público adscrito a la notaría número 1 de Zimapán, Hidalgo

Personally appeared before me, a Notary Public in and for said State and County, **Susana Ramirez Martinez**, the within named bargain or, with whom I am personally acquainted (or

proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 6 day of February 2025.

ESTADO LIBRE Y SOBERANO DE HIDALGO ESTADOS UNIDOS MEXICANOS LIC. RICARDO GALINDO UGALDE NOTARIA 1 DISTRITO DE ZIMAPAN

EL NOTARIO ADSCRITO
LIC. JAIME ISAURO GALINDO MORENO

AFFIDAVIT OF VALUE

STATE OF HIDALGO, ZIMAPÁN, MEXICO)

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)

Sworn to and subscribed before me this 6 day of February 2025.

EL NOTARIO ADSCRITO
LIC. JAIME ISAURO GALINDO MORENO

ESTADO LIBRE Y SOBERANO DE HIDALGO ESTADOS UNIDOS MEXICANOS LIC. RICARDO GALINDO UGALDE NOTARIA 1 DISTRITO DE ZIMAPAN

EL QUE SUSCRIBE CIUDADANO LICENCIADO JAIME ISAURO GALINDO MORENO, NOTARIO ADSCRITO A LA NOTARÍA PÚBLICA NÚMERO UNO, EN EJERCICIO EN EL DISTRITO JUDICIAL DE ZIMAPÁN HIDALGO, ACTUANDO EN EL PROTOCOLO DEL LICENCIADO RICARDO GALINDO UGALDE TITULAR DE ESTA NOTARIA, HAGO CONSTAR Y: ----------

---------- **C E R T I F I C O:** ----------

QUE LA FIRMA QUE CALZA EL PRESENTE DOCUMENTO EN INGLES Y TRADUCIDO AL ESPAÑOL FUE PUESTA EN MI PRESENCIA POR LA CIUDADANA **SUSANA RAMIREZ MARTINEZ**, QUIEN SE IDENTIFICÓ CON CREDENCIAL PARA VOTAR CON FOTOGRAFIA, EXPEDIDA POR EL INSTITUTO NACIONAL ELECTORAL, CON CLAVE DE ELECTOR: RMMRSS56123113M600, CON CLAVE UNICA DE REGISTRO DE POBLACION: RAMS561231MHGMRS08, MANIFESTÁNDOME QUE LA FIRMA QUE IMPUSO, ES LA MISMA QUE UTILIZA PARA TODOS LOS ACTOS PÚBLICOS Y PRIVADOS DE SU VIDA. LA PRESENTE CERTIFICACIÓN QUEDO ASENTADA EN EL LIBRO NÚMERO **1761**, ACTA NUMERO: **88,702**, DE FECHA **06 SEIS DIAS DEL MES DE FEBRERO DEL AÑO 2025 DOS MIL VEINTICINCO.** DOY FE.----------

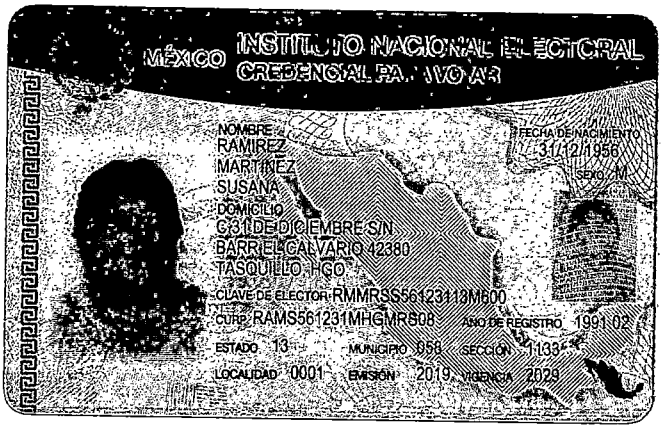
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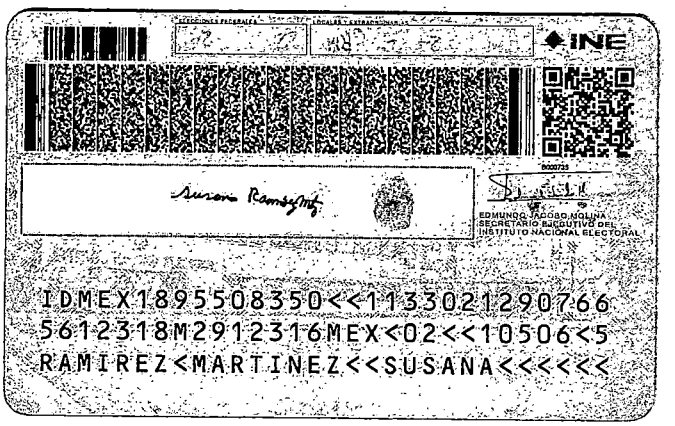
ZIMAPAN HIDALGO A 06 DE FEBRERO DE 2025

ESTADO LIBRE Y SOBERANO DE HIDALGO
ESTADOS UNIDOS MEXICANOS
LIC. RICARDO GALINDO UGALDE
NOTARÍA 1 DISTRITO ZIMAPAN

EL NOTARIO PÚBLICO ADSCRITO.

LICENCIADO JAIME ISAURO GALINDO MORENO


MÉXICO
INSTITUTO NACIONAL ELECTORAL
CREDENCIAL PARA VOTAR
NOMBRE
RAMIREZ
MARTINEZ
SUSANA
DOMICILIO
C 31 DE DICIEMBRE S/N
BARRIO EL CALVARIO 42380
TASQUILLO HGO.
FECHA DE NACIMIENTO
31/12/1956
SEXO M
CLAVE DE ELECTOR RMMRSS56123113M600
CURP RAMS561231MHGMRS08
AÑO DE REGISTRO 1991 02
ESTADO 13
MUNICIPIO 058
SECCIÓN 1133
LOCALIDAD 0001
EMISIÓN 2019
VIGENCIA 2029


INE
EDMUNDO JACOBO MOLINA
SECRETARIO EJECUTIVO DEL
INSTITUTO NACIONAL ELECTORAL
IDMEX189550835O<<1133021290766
5612318M2912316MEX<02<<10506<5
RAMIREZ<MARTINEZ<<SUSANA<<<<<<

CANCELADO