Karen Johnson Davidson County
Batch# 1318007 DEEDQC
09/04/2025 09:02:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250904-0070542

Recordation Requested By/Return to:
ATLANTIC CLOSING & ESCROW, LLC
15 CRAWFORD STREET
NEEDHAM, MA 02494
File No. BCL-2025-283

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

Exempt Pursuant to T.C.A. Code 67-4-409(____)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
MADELINE DIETZ	MADELINE DIETZ	135-01-0-062
1712 D VILLE DRIVE NASHVILLE, TN 37217	1712 D VILLE DRIVE NASHVILLE, TN 37217	

Executed this 28 day of August 2025.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **MADELINE DIETZ, UNMARRIED AND VALERIA MARTINEZ, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **MADELINE DIETZ, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 123, on the Plan of Town Park Estates, of record in Book 3300, Pages 64 and 65, Register's Office for said County, to which plan reference is hereby made for a more complete description.

PARCEL ID: 135-01-0-062

Being the same property conveyed to Madeline Dietz, unmarried and Valeria Martinez, unmarried, joint tenants with rights of survivorship by Deed dated October 13, 2022, recorded October 14, 2022, in Instrument Number 20221014-0112714, in the Official Records of Davidson County, Tennessee.

Property known as, 1712 D VILLE DRIVE, NASHVILLE, TN 37217
This instrument was prepared without the benefit of a title examination.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28 day of August, 20 25.

MADELINE DIETZ **VALERIA MARTINEZ**

STATE OF TN

COUNTY OF Davidson

Before me, Susie J Ingram, Notary Public of the state and county mentioned, personally appeared **MADELINE DIETZ AND VALERIA MARTINEZ,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

Notary Public
Printed Name: Susie J Ingram
My Commission Expires: 11/2/2026

OATH OF VALUE CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to before me this the 28 day of August, 2025.

Notary Public
My commission expires: 11/2/2026

(seal)

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

Tennessee Certification of Electronic Document

I, Scott Kriss, 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 Aug 28 2025 (date of document).

Affiant Signature

9/3/25
Date

State of MA

County of Norfolk

Sworn to and subscribed before me this 28 day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

Liana L Arvay
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
August 28, 2026