**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1351675 DEEDQC
12/01/2025 08:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251201-0094761

State of TN }
County of DAVIDSON

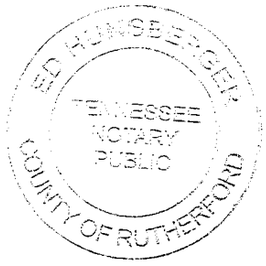
The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Marcia Escobar
Affiant Signature

Subscribed and sworn to before me on this the 4TH day of NOV, 2025.

Notary Public

My Commission expires 1/25/26




**NAME AND ADDRESS OF PROPERTY OWNER:**
**Abel Amaro Martinez**
**7164 Legacy Drive**
**Antioch, TN 37013**

**SEND TAX BILLS TO:**
**Abel Amaro Martinez**
**7164 Legacy Drive**
**Antioch, TN 37013**

**MAP AND PARCEL NUMBER:** 182060A09800CO

# QUITCLAIM DEED
# 25NT01516

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

**Abel Amaro Martinez and Miriam Carrizosa Catalan, husband and wife**

By these presents do remise, release and **QUITCLAIM** unto

**Abel Amaro Martinez, an unmarried man**

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

**Land in Davidson County, TN, Being Lot No. 98, on the Final Plat, Section One, Old Hickory Hills, of record in Instrument No. 20011023-0115382, Register's Office for Davidson County, TN, to which plat reference is hereby made for a complete description thereof.**

**Being the same property conveyed to Abel Amaro Martinez from Miriam Carrizosa Catalan, by Quitclaim Deed dated 06/20/2020 and recorded 07/16/2020 in Instrument No. 20200716-0078422, Register's Office of said County.**

**Being the same property conveyed to Abel Amaro Martinez from Taylor Shea and Karen Shea, husband and wife, by Warranty Deed dated 08/03/2018 and recorded 08/06/2018 in Instrument No. 20180806-0077068, Register's Office of said County.**

**This is an improved property commonly known as: 7164 Legacy Drive, Antioch, TN 37013**

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 our hands this 4TH day of NOV, 2025.

**Miriam Carrizosa Catalan**

State of TN )
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Miriam Carrizosa Catalan,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4TH day of NOV, 2025.

Notary Public

ED HUNSBERGER TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My Commission expires: 1/25/26.

**Abel Amaro Martinez**

State of TN )
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Abel Amaro Martinez,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4TH day of NOV, 2025.

Notary Public

ED HUNSBERGER TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My Commission expires: 1/25/26

**Tennessee Certification of Electronic Document**

I, Shawn Stevens 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 11/4/25 (date of document).

Affiant Signature

11/26/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 of NOV, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26