Karen Johnson Davidson County
Batch# 1366943 DEEDQC
01/07/2026 04:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260107-0001516

This Instrument Prepared By:
Russell D. Gill, Attorney at Law
NOLENSVILLE LAW GROUP, PLLC
7271 Nolensville Road, Suite 200
Nolensville, TN 37135

PREPARER'S DISCLAIMER: This instrument is prepared based on information provided the Grantor and Grantee named herein. The service provided is limited to the preparation of this instrument for recording purposes only. No title examination or other inspection was requested by the any party or performed by the preparer of this instrument.

Send Tax Bill:
Angelina Martinez Martinez
1904 Antietam Circle
Columbia TN 38401

Map/Parcel:
148 05 01 002.00

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

AFFIANT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this the 30 day of November, 2025.

NOTARY PUBLIC
My Commission Expires: 2/24/26

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of one and 00/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, **LUCIA MARTINEZ**, unmarried, as GRANTOR, conveys and quitclaims unto **ANGELINA MARTINEZ MARTINEZ**, unmarried, as GRANTEE, her heirs and assigns, all of my right, title, and interest in the followed described real property, to wit:

> Land in Davidson County, Tennessee, being Unit B, Dade Homes, a Horizontal Property Regime with Private Elements, as established by the Declaration of Protective Covenants and Conditions and Restrictions for Dade Homes, a Planned Unit Development, of record in Instrument No. 20210928- 0130100, Register's Office for Davidson County, Tennessee, and as depicted on the Site Plan attached thereto as Exhibit B, to which plan reference is hereby made for a more accurate and complete legal description of said property.

Being the same property conveyed to Lucia Martinez from WR Investment Properties, LLC by Warranty Deed dated 02/10/22, and recorded on 02/23/2022 in Instrument No. 20220223-0020444, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all recorded and unrecorded zoning regulations, building restrictions, and setback lines, easements and rights of way for public utilities.

This is improved property known as 330 Dade Drive, Unit B, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. 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.

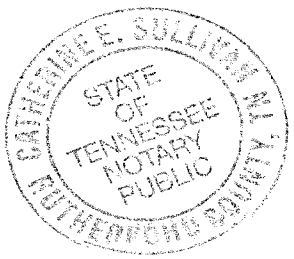
IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on this 20 day of NOVEMBER, 2025.

LUCIA MARTINEZ
Grantor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for the said County and State, the within named **LUCIA MARTINEZ**, the Grantor herein, with whom I am personally acquainted, or who proved her identity to me on the basis of satisfactory evidence, and who executed in my presence the foregoing *Quitclaim Deed* for the purposes therein contained.

Witness my hand and official seal this the 20 day of NOVEMBER, 2025.



Catherine E Sullivan
Notary Public
My Commission Expires: 2/24/26

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 20, 2025.

J. Carlton Drumwright

November 20, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 20, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY