This instrument prepared by:
Marjorie Kaup Haines, Esq., BPR#026345
PO Box 681493
Franklin TN 37068
615-818-6988

Record and Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township PA 15108

2005745961

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Christine Kiskadden	(NAME) Same as new owner	Map & Parcel 08411014000
(STREET ADDRESS) 2302 Aubrey Drive	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville TN 37214	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Billy Martinez, an unmarried man,** does hereby quitclaim and convey unto **Christine Kiskadden, an unmarried woman,** successors and assigns, all of his right, title and interest, if any, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 247, on the plan of Subdivision of C.R. Quarles Lands – Maplecrest, of record in Book 1835, page 28, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Christine Kiskadden, an unmarried woman, and Billy Martinez, an unmarried man, as joint tenants with right of survivorship, by deed of record in Instrument #20230320-0019572, Register's Office, Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1395336 DEEDQC
03/20/2026 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $481.00
20260320-0022255

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $130,000.00.

Subscribed and sworn to before me this the 27 day of February, 2026.

Affiant

Notary Public

My commission expires 9/16/29
(Affix Seal)

HAIDYN CARROLL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Witness my hand this 27 day of February, 2026.

Billy Martinez

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Billy Martinez,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 27 day of May, 2026.

Marjorie A. Haines, Notary Public
My Commission Expires: 9-21-2026.

MARJORIE A. HAINES
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09-21-2026
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Amy Cox, 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 02/27/2026 (date of document).

Affiant Signature

03/18/2026
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 18 day of MARCH, 2026.

Beth Ann Henderson Notary's Signature

MY COMMISSION EXPIRES 05/23/2029

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Beth Ann Henderson, Notary Public
Allegheny County
My Commission Expires 5/23/2029
Commission # 1069923