Karen Johnson Davidson County
Batch# 1398821 DEEDQC
03/30/2026 09:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260330-0024831

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: LTB-37792-26

QUITCLAIM DEED

Kelly Dixon
Notary Public
Maricopa County, Arizona
My Comm. Expires 12-21-28
Commission No. 677241

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF ~~WILLIAMSON~~ Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 day of March 2026.

NOTARY PUBLIC

My commission expires: 12-21-2028

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erika Gabrielle McNally 249 Clovernook Drive Nashville, TN 37210	Same as Address of New Owner	094-08-0-048.00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, , hereinafter called the Grantor(s) **Lisa Sussman, an unmarried woman**, has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Erika Gabrielle McNally, an unmarried woman,** **fka Erika Martinez** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 75 on the Plan of Clover Nook of record in Book 2900, pages 51 and 52, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Erika Martinez and Lisa Sussman, as tenants in common, from Emmanuel Martinez, a single man, by Quitclaim Deed dated January 15, 2025 and recorded January 28, 2025 in Instrument #20250128-0006418, said Register's Office.

Being the same property conveyed to Emmanuel Martinez and Erika Martinez, husband and wife, from Richard Lugg and wife, Gail Lugg, by Warranty Deed dated September 2, 2022 and recorded September 7, 2022 in Instrument #20220907-0100382, said Register's Office.

This is improved property known as 249 Clovernook Drive, Nashville, TN 37210.

WITNESS MY HAND, this 17 day of March, 2026.

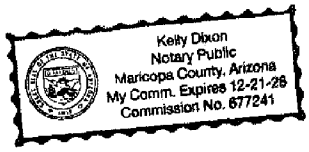
Grantor

Lisa Sussman

STATE OF ARIZONA
COUNTY OF MARICOPA

Personally appeared before me, a Notary Public, **Lisa Sussman**, 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 seal, this 17 day of March, 2026.



Notary Public

Kelly Dixon

Printed Notary Name

My commission expires: 12-21-2028

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 March 17, 26 (date of document).

Jennifer L Pennell

March 27, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this March 27, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal