Karen Johnson Davidson County
Batch # 1444009 DEEDQC
07/10/2026 02:28:47 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260710-0062546

THIS INSTRUMENT PREPARED BY:
Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, Tennessee 37064
Attention: Walker Entwistle

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
5132 Southfork Blvd, Old Hickory, TN 37138	Jennifer Martinez	063160C03200CO

QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, Raul A Martinez, an individual resident of Tennessee having an address of 110 Moore Road, Lebanon, TN 37087 ("**Grantor**"), does hereby sell, transfer, convey and quitclaim unto Jennifer E. Martinez, an individual resident of Tennessee having an address of 5132 Southfork Blvd, Old Hickory, TN37138, and her successors and assigns, all of Grantor's right, title and interest in and to those certain tracts or parcels of real property in Davidson County, Tennessee described on Exhibit A of this Quitclaim Deed attached hereto and incorporated herein by reference.

[Signature Page(s) Follows]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 15th day of June 2026.

GRANTOR:

Raul A. Martinez, an individual

STATE OF Tennessee

COUNTY OF Wilson

Before me, a Notary Public of the state and county mentioned, personally appeared Raul A. Martinez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in the state and county aforesaid, this 15th day of June 2026.

Donna L. Walpole
Notary Public

DONNA L. WALPOLE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 11-27-27

EXHIBIT A

Legal Description

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. 32 on the Plan of the Planned Unit Development (Private Elements), Phase One-Section Two, Hermitage Springs Estates, as shown on the plat of record as Exhibit "A" to Instrument No. 20031031-0160338, as amended in Instrument No. 20060703-0078830, of record in Instrument No. 200107030070299, in the Register's Office for Davidson County, Tennessee, to which plat and Declaration specific reference is hereby made for a more particular description of said property. Together with the common elements, limited common elements and private elements appurtenant thereto.

Being the same property conveyed to JENNIFER E. MARTINEZ & RAUL A MARTINEZ, husband and wife, by Warranty Deed from JARED K. STOOTS, a single man, LARRY W. STOOTS and DAPHNE JOY K. STOOTS, husband and wife, dated July 14, 2021, and of record in Instrument No. 20210726-0100146, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as 5132 SOUTHFORK BOULEVARD, OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20031031-0160338, as amended in Instrument No. 20060703-0078830, and in Instrument No. 20010703-0070299, and any and all restrictions, existing roadways, easements and rights-of-way of record.

This instrument was prepared based upon information furnished by the parties. No title search has been made concerning this real estate and preparer makes no representations as to title.

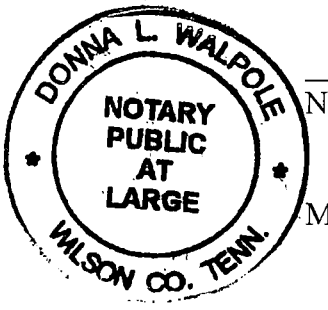
STATE OF Tennessee

COUNTY OF Wilson

The actual consideration for this transfer or the value of property conveyed is $1.00.

Affiant

Sworn to and subscribed before me this 15th day of June 2024.



Notary Public

My Commission Expires: 11-27-27