Davidson County DEEDQC
Recvd: 07/03/08 15:33 3 pgs
Fees:18.00 Taxes:22.20
20080703-0069243

This Instrument is Prepared By:

Rosemary L. Thomas
Tenn. Supreme Court B.P.R. No. 25098
115 Fifth Avenue West
Springfield, TN 37172
615/382-4468

This attorney did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUITCLAIM DEED

Address of the New Owner	Send Tax Bills To	Map/Parcel
Aaron M. Distler 1302 Boscobel Street Nashville, TN 37206	Aaron M. Distler 1302 Boscobel Street Nashville, TN 37206	093-130/192.00

FOR AND IN CONSIDERATION of $6,000.00 and other good and valuable consideration, I, **Melissa Ann Martin,** by these presents do hereby quitclaim and convey unto **Aaron Matthew Distler,** and his heirs, successors and assigns, all my right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of East Edgefield as of record in Book 21, Page 147, Register's Office of Davidson County, Tennessee, described as follows:

Said Lot No. 159 fronts 50 feet on the southerly margin of Boscobel Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Aaron M. Distler and his wife, Melissa Ann Martin by Deed from Michael W. O'Neill of record in Instrument Number 20060316-0030220, Register's Office of Davidson County, Tennessee.

THIS is improved property known as, 1302 Boscobel Street, Nashville, Davidson County, Tennessee 37206.

Witness my hand this 24 day of June, 2008.

MELISSA ANN MARTIN

STATE OF CALIFORNIA)
)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, Melissa Ann Martin, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, California, this _____ day of _____, 2008.

SEE ATTACHED CA AKM
NOTARY PUBLIC
My Commission Expires:

_____

The actual consideration or value whichever is greater for this transfer is $6,000.00.

AFFIANT

STATE OF TN

COUNTY OF Davidson

Sworn to and subscribed before me this 30 day of ~~February~~ June, 2008, 2008.

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 11/22/08

ALL PURPOSE ACKNOWLEDGEMENT CALIFORNIA

STATE OF CALIFORNIA (
COUNTY OF SAN FRANCISCO)

On Tuesday, June 24, 2008 before me Hasan Imam, (Notary Public) Personally Appeared MELISSA A. MARTIN who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the laws of the State of California that the foregoing paragraph is true and correct.

HASAN IMAM
COMM. #1710339
NOTARY PUBLIC • CALIFORNIA
SAN FRANCISCO COUNTY
Comm. Exp. DEC. 12, 2010

Signature

WITNESS my hand and official seal.

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

TITLE(S):

☐INDIVIDUAL

☐CORPORATE OFFICER

☐PARTNER(S)

☐LIMITED or GENERAL

☐ATTORNEY-IN-FACT

☐TRUSTEE(S)

☐GUARDIAN/CONSERVATOR

☐OTHER:

DESCRIPTION OF ATTACHED DOCUMENT

Quitclaim Deed
TITLE OR TYPE OF DOCUMENT

02
NUMBER OF PAGES

06-24-2008
DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE