BILL GARRETT, Davidson County
Trans:T20140089893 DEEDQC
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Fees:12.00 Taxes:0.00
20141201-0110065

THIS INSTRUMENT WAS PREPARED BY:

LOCKERT, HAMLIN & HAMLIN PLLC
ATTORNEYS

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NEW OWNERS(S):

RHONDA MARTIN COFFELT
1035 PAULLA LANE
PEGRAM, TENNESSEE 37043

SEND TAX BILLS TO:

SAME **MAP AND PARCEL: 10306007300**

QUITCLAIM DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten and No/1.00 ($10.00) Dollars, cash in hand paid, by the hereinafter named Grantee(s) and love for my daughter, and other good and valuable considerations, the receipt and legal sufficiency of which is hereby acknowledged, **I, JEAN SANDUSKY MARTIN,** a single women and hereinafter called the Grantor(s), does hereby **CONVEY, TRANSFER, REMISE, RELEASE, RELINQUISH, AND QUITCLAIM** unto the Grantee(s), **RHONDA MARTIN COFFELT,** Grantee's successors and assigns, all Grantor's right, title and interest in and to the following described real estate situated in Nashville, Tennessee being land in Davidson County, State of Tennessee, respectfully, described as follows, to-wit:

> **Land in the 8th, formerly the 12th, Civil District of said County, being lot No. 8 on the Plan of Richland Meadows, Section 1, as of record in Book: 2083, Page: 40, Register's Office for said County. Said Lot No. 8 fronts 50 feet on the southerly side of Meadow Crest Road and runs back 215 feet on the westerly line and 173 feet on the easterly line to a dead line, measuring 105 feet thereon.**

BEING the same property conveyed to William Martin, Jr. and wife, Jean Sandusky Martin by deed from Richland Development Company of record in Book: 2242, Pages: 29-30, Register's Office for Davidson County, Tennessee with a Davidson County map and parcel number of 10306007300 and recorded on December 10, 1953 in the Register's Office for Davidson County. William Martin, Jr.. having passed on March 11, 1993 leaving his wife, Jean Sandusky Martin as owner by tenants by the entirety.

This conveyance is made subject to agreement in Book: 204, Page: 369; utility easement and 30-foot building setback line, as shown on plan in Book: 2083, Page: 40; Restrictive covenants in Book: 2152, Page: 121; and additional restriction in Book: 2195, Page: 256, said Register's Office.

THIS DEED is prepared from information of prior deeds furnished by the Grantor(s) without the benefit of survey or title search, nor has a title opinion been given.

This is improved property, known as: 5511 Meadow Crest Lane, Nashville, Tennessee 37209

IN TESTIMONY AND WITNESS WHEREOF, the Grantee herein have hereunto set **her** signature and executed this instrument, on this the **25th** day of **November, 2014**.

Jean Sandusky Martin
JEAN SANDUSKY MARTIN, GRANTOR

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named bargainor, **JEAN SANDUSKY MARTIN,** 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 purpose therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this the **25th day of November, 2014.**

Notary Public My Commission Expires 06/30 20 19

STATE OF TENNESSEE
COUNTY OF CHEATHAM

As required by *Tennessee Code Annotated, Section 67-4-409 a(4) and (a)(6)(A)* the undersigned being Grantee, Grantee's agent, or a trustee acting for Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **ZERO DOLLARS ($000.00).**

Rhonda Martin Coffelt
RHONDA MARTIN COFFELT, Affiant

Sworn to and subscribed before me, this 25th day of November, 2014.

Notary Public My Commission Expires: 06/30, 20 18