THIS INSTRUMENT PREPARED BY:
April MacIntyre
Curphey & Badger PA
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

Davidson County DEEDQC
Recvd: 01/12/16 10:01 4 pgs
Fees:22.00 Taxes:0.00
20160112-0003069

QUIT CLAIM DEED

Return To:

New Owner(S) Address And Mail Tax Statements To:
Kyle D. Martin
116 Tulip Grove Pt.
Hermitage, TN 37076

Property Tax ID #: 086-12-0A-027.00-C0
Order #: 21806MLD

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, KYLE D. MARTIN, a married man who acquired title as unmarried, herein joined by his spouse SAQUITA L. MARTIN, as Grantors, and KYLE D. MARTIN, a married man, as Grantee, hereby convey all rights, titles and interests that we may have in and to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 086-12-0A-027.00-C0

Commonly known as: 116 Tulip Grove Pt., Hermitage, TN 37076

Prior Deed recorded 05/02/2008, in DBV: 20080502-0044955; Davidson County Court Clerk's Office.

Witness our hands this the 15 day of September, 2015.

KYLE D. MARTIN

SAQUITA L. MARTIN

STATE OF TN. }

COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by KYLE D. MARTIN and SAQUITA L. MARTIN, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 15 day of September, 2015.

Eddie N. Morthel
Notary Public
My Commission expires: 9-28-2016

EDDIE N. MORTHEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

We hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

KYLE D. MARTIN

SAQUITA L. MARTIN

Subscribed and sworn to before me this the 15 day of September, 2015.

Eddie N. Morthel
Notary
My Commission expires: 9-28-2016

EDDIE N. MORTHEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT A

BEING LOT NO. 110, ON THE PLAN OF FINAL PLAT, REVISION OF SEC 1, TULIP GROVE POINTE" CLUSTER LOT SUBDIVISION", AS THE SAME APPEARS OF RECORD IN INSTRUMENT NO. 20060905-0109478, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT SPECIFIC REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

AND BEING THE SAME PROPERTY CONVEYED FROM GREENVALE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, THE GRANTORS, TO KYLE D. MARTIN, UNMARRIED, THE GRANTEE BY VIRTUE OF DEED DATED 04/29/2008, AND RECORDED 05/02/2008, IN INSTRUMENT NO. 20080502-0044955 AMONG THE AFORESAID LAND RECORDS.

Property Address:
116 Tulip Grove Pt
Hermitage, TN 37076

Tax ID: 086-12-0A-027.00-C0

True Copy Certification

I, Chris Evans, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Texas

County of Denton

Personally appeared before me, Sally Lim a notary public for this county and state, Chris Evans who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

Sally Lim

My Commission Expires: 9-10-18

Notary' Seal (if on paper)

SALLY LIM
Notary Public, State of Texas
My Commission Expires
September 10, 2018