Davidson County DEEDQC
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Fees:22.00 Taxes:0.00
20160405-0032675

This instrument was prepared by:
Rodney S. Klein, Esq.
KLEIN & ASSOCIATES, Attorneys at Law
110 Corporate Drive, Suite 150, Johnson City, TN 37604

QUITCLAIM DEED

THIS QUITCLAIM DEED, made and entered into this, the 22nd day of March, 2016, by and between CHADRICK T. MARTIN and wife, HEATHER S. MARTIN, herein collectively called Parties of the First Part and CHADRICK THOMPSON MARTIN and HEATHER SMITH MARTIN, Trustees under the CHAD AND HEATHER MARTIN LIVING TRUST DATED October 19, 2011 herein called Party of the Second Part.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, the Parties of the First Part have bargained and sold and by these presents do grant, transfer, quitclaim and convey unto the Party of the Second Part, its successors and assigns, the following described property more particularly bounded and described as follows, to-wit:

Davidson County – Map & Parcel: 104 06 0 097.00

SITUATE, LYING AND BEING in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 83, Bransford Realty Co's West End Heights Subdivision, as shown on plan of record in Plat Book 332, pages 124 and 125, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

BEING the same property conveyed to the Parties of the First Part by deed dated December 14th, 2012 of record in said Register's Office, Instrument Number 20121219-0116879.

Property Address: 3311 Acklen Ave., Nashville, TN 37212

This conveyance is made subject to any and all valid restrictive covenants and easements as may appear of record, if any.

IN WITNESS WHEREOF, the Parties of the First Part hereunto sign their names on the day and year first above written.

Chadrick T. Martin

CHADRICK T. MARTIN

HEATHER S. MARTIN

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 22nd day of March, 2016, before me appeared CHADRICK T. MARTIN AND HEATHER S. MARTIN, the within named persons, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal of office in the State and County aforesaid this 22nd day of March, 2016.

Brooklyn J. Kimbro Vinyard

NOTARY PUBLIC

My commission expires May 8th, 2018.

BROOKLYN J. KIMBRO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2018

STATE OF TENNESSEE)
COUNTY OF Davidson)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration of this transfer is $-0-.

Chadrick T. Martin

CHADRICK T. MARTIN, AFFIANT

Sworn to and subscribed before me, this 22nd day of March, 2016.

Brooklyn J. Kimbro Vinyard

NOTARY PUBLIC

My commission expires: May 8th, 2018

BROOKLYN J. KIMBRO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2018

NAME & ADDRESS OF PROPERTY OWNER:

CHAD AND HEATHER MARTIN LIVING TRUST
and
CHADRICK THOMPSON MARTIN and
HEATHER SMITH MARTIN, Trustees
3311 Acklen Ave.
Nashville, TN 37212

NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:

CHAD AND HEATHER MARTIN LIVING TRUST
and
CHADRICK THOMPSON MARTIN and
HEATHER SMITH MARTIN, Trustees
3311 Acklen Ave.
Nashville, TN 37212

THE LEGAL DESCRIPTION OF THE REAL ESTATE HAS BEEN FURNISHED TO THE DRAFTSMAN BY THE GRANTOR(S) OR A THIRD PARTY OR HAS BEEN OBTAINED FROM THE PUBLIC RECORDS. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY OR CONTENT THEREOF REGARDLESS OF WHETHER THE SAME IS DUE TO THE INFORMATION PROVIDED OR DRAFTSMAN'S ERROR. NO OPINION AS TO THE STATE OF TITLE HAS BEEN FURNISHED AND THE GRANTEE(S) SHOULD SEEK AN INDEPENDENT TITLE EXAMINATION IF DESIRED. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE STATE OF TITLE OF THIS REAL ESTATE OR THE ACCURACY OF THIS DEED. FAILURE TO PROMPTLY RECORD THIS DEED IN THE APPROPRIATE REGISTER OF DEEDS' OFFICE COULD JEOPARDIZE THE GRANTEE(S) RIGHTS IN AND TO THIS REAL ESTATE. BY SIGNING THIS DEED THE GRANTOR UNDERSTANDS AND AGREES TO THIS LIMITATION OF LIABILITY AND BY ACCEPTANCE OF THIS DEED THE GRANTEE AGREES TO THE SAME.

True Copy Certification

I, Sheryll A. Hanks, 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.

Sheryll A. Hanks
Signature

State of Tennessee

County of Washington

Personally appeared before me, Stephanie Smith, a notary public for this county and state, Sheryll A. Hanks who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

STEPHANIE J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY

My Commission Expires: June 21, 2018
Notary' Seal (if on paper)