This instrument prepared by:
Leila H. Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074

Davidson County DEEDQC
Recvd: 07/15/16 16:06 5 pgs
Fees:27.00 Taxes:0.00
20160715-0073157

6191 5886
3552718

QUITCLAIM DEED

TITLE OF DOCUMENT (1)

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
Tara D. Martin	Tara D. Martin	Map/Parcel:
1421 Pennock Avenue	1421 Pennock Avenue	07111023300
Nashville, Tennessee 37207	Nashville, Tennessee 37207	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Eric D. Martin, an unmarried man and Tara D. Martin, an unmarried woman, who acquired title as his wife** by these presents do hereby quitclaim and convey unto the said **Tara D. Martin, an unmarried woman**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to remove former spouse from title.

This transfer is pursuant to a Judgment of Divorce, dated November 3, 2015 in Davidson County Case Number 15D-1264.

This is unimproved ( ) property known as 1421 Pennock Avenue, Nashville, Tennessee 37207
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

(Attached to and becoming a part of Quitclaim Deed, dated: July 11, 2016 between Eric D. Martin, an unmarried man and Tara D. Martin, an unmarried woman, who acquired title as his wife as Seller(s) and Tara D. Martin, an unmarried woman, as Purchaser(s).)

Witness our hand this 11 day of July, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Eric D. Martin

Tara D. Martin

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Gary O. London, a Notary Public in and for said County and State, **Eric D. Martin and Tara D. Martin** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at _____ this 11 day of July, A.D., 2016.

NOTARY STAMP/SEAL

GARY O LONDON SR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Gary O. London Sr.
NOTARY PUBLIC
Notary Commission Expires: 12-17-2016

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code 67-4-409(a)(4).

Subscribed and sworn to before me this the 11 day of July, 2016.

(Affix Seal)

Affiant

Gary O. London
Notary Public
My Commission Expires: 12-17-2016

GARY O LONDON SR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(Attached to and becoming a part of Quitclaim Deed, dated: _____ between Eric D. Martin, an unmarried man and Tara D. Martin, an unmarried woman, who acquired title as his wife as Seller(s) and Tara D. Martin, an unmarried woman, as Purchaser(s).)

Witness our hand this _____ day of _____, 20____, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

_____ _____

Eric D. Martin Tara D. Martin

ACKNOWLEDGMENT

STATE OF _____)

COUNTY OF _____) ss

Personally appeared before me, _____, a Notary Public in and for said County and State, **Eric D. Martin and Tara D. Martin** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at _____ this _____ day of _____, A.D., 20____.

NOTARY STAMP/SEAL

_____

NOTARY PUBLIC
Notary Commission Expires: _____

AFFIDAVIT OF VALUE

STATE OF Michigan)
COUNTY OF Wayne)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code 67-4-409(a)(4).

Subscribed and sworn to before me this the 15th day of July, 2016.

(Affix Seal)

Kathy Johnston, agent
Affiant

Notary Public
My Commission Expires: 5-14-2020

WARREN MARTIN
Notary Public - Michigan
Wayne County
My Commission Expires May 14, 2020
Acting in the County of Wayne

EXHIBIT "A"
LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF DAVIDSON IN THE STATE OF TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 207 AND 208 ON THE PLAN OF HIGHLAND LAND COMPANY'S SUBDIVISION RECORDED IN BOOK 421, PAGE 14, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to Eric D. Martin and wife, Tara D. Martin by Deed from Woodrow Wilson Randall and wife, Lila Randall of record in Book 6508, Page 178, said Register's Office.

True Copy Certification

I, **John Janeway**, 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 – John Janeway

State of MICHIGAN

County of WAYNE

Personally appeared before me, **Thomas S. Buxton**, a notary public for this county and state, **John Janeway** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature – Thomas S. Buxton

My Commission Expires: February 4, 2020
Notary' Seal (if on paper)

THOMAS S. BUXTON
Notary Public, State of Michigan
County of Genesee
My Commission Expires Feb. 04, 2020
Acting in the County of WAYNE