THIS INSTRUMENT PREPARED BY:
JANICE STANLEY WALDEN
ATTORNEY AT LAW
P. O. BOX 121541
ACKLEN STATION
NASHVILLE, TN 37212

ADDRESS NEW OWNER: **Cynthia A. Martin**
713 Powers Avenue
Nashville, TN 37206

Send Tax Bills to: **Cynthia A. Martin**
713 Powers Avenue
Nashville, TN 37206

MAP AND PARCEL: **Map 083-7, Parcel 108**
15DA-48685

Bill Garrett Davidson County
Batch# 37355 DEEDQC
12/15/2017 11:24:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20171215-0127959

QUIT CLAIM DEED

For and in consideration of the financial settlement of the parties as reflected in the Legal Separation Agreement and incorporated into the Order of Legal Separation in the case of CYNTHIA ANN MARTIN V. RICHARD RYAN MARTIN, Docket No. 17D-501, in the Fourth Circuit Court of Davidson County, the receipt of which is hereby acknowledged, Richard R. Martin, Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto Cynthia A. Martin, Grantee, her heirs successors and assigns, forever, all right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 of Block "A" on the map of Tillman Subdivision Part One of record in Book 1130, page 29, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.:

This the same description as in the previous deed of record

Being the same property conveyed to Richard R. Martin and wife, Cynthia A. Martin, by Warranty Deed dated January 12, 1994, from Gerald H. Langley, Executor of the Estate of Fleeta May Magee and Gerald H. Langley, heir, and filed of record in Book 9222, page 620, Register's Office for Davidson county, Tennessee.

This conveyance is subject to any and all existing restriction and easements of record.

This is improved property, known as 713 Powers Avenue, Nashville, TN 37206.

IN TESTIMONY WHEREOF I have executed this instrument this the 30th day of May, 2017.

Richard R. Martin

RICHARD R. MARTIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named RICHAR R. MARTIN, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 30th day of May, 2017.

Janice Stanley Walden

NOTARY PUBLIC

My Commission Expires on November 20, 2019.



This is a tax-exempt transfer of appreciated Property between spouses as provided in the final decree of divorce. TCA 4-409