Bill Garrett Davidson County
Batch# 77036 DEEDQC
04/06/2018 03:03:56 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180406-0032769

This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
TERAGRAM HOLDINGS, LLC	Same	091-16-183.00
5103 Elkins Ave.		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **MARGARET CLARE MARTIN** ("Grantor") does hereby assign, transfer, convey, and quitclaim any and all of her rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **TERAGRAM HOLDINGS, LLC** and its successors, heirs and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being part of Block 2 on the Plan of Charlotte Park Company's First Addition, of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee.
>
> Said part of Block 2 begins at a point on the southern margin of Park Avenue, formerly First Avenue, 75 feet from the easterly margin of 43rd Avenue, formerly 2nd Street, running thence easterly along the southern margin of said Park Avenue 75 feet; thence at right angles southerly 150 feet to an alley; thence with said alley westwardly 75 feet; thence at right angles northwardly 150 feet to the beginning.
>
> Being the same property conveyed to Margaret Clare Martin, by Quitclaim Deed from Jason Daniel Holleman, of record in Instrument No. 20170321-0027616, on March 21, 2017, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 30th day of MARCH, 2018.

Affiant

Notary Public

My Commission Expires: 10/7/19

CHRISTINA ANNE CURRIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-7-2019

This is improved property known as 4209 Park Avenue, Nashville, TN 37209.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 30th day of MARCH, 2018.

MARGARET CLARE MARTIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARGARET CLARE MARTIN**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 30th day of MARCH, 2018.

My Commission Expires: 10/7/19

CHRISTINA ANNE CURRIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-7-2019