Bill Garrett Davidson County
Batch# 93553 DEEDQC
05/17/2018 02:47:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180517-0047448

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Vantage Point Title, 25400 US Hwy 19 North, Suite 135, Clearwater, FL 33763

Reference Number: TN464672

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Carla Martin and Marcus Martin	Carla Martin + Marcus Martin	133-12-0-172.00
441 Dawn Drive	441 Dawn Drive	
Nashville, TN 37211	Nashville, TN 37211	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, CARLA D. MARTIN formerly known as CARLA D. RIDDLE and MARCUS D. MARTIN, wife and husband, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto CARLA D. MARTIN and MARCUS D. MARTIN, wife and husband, hereinafter referred to as "Grantee", whose mailing address is: 441 DAWN Drive, Nashville, TN 37211, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

See attached Exhibit A, Legal Description
incorporated herein by reference and made a part hereof.

Tax ID No.: 133-12-0-172.00

BEING the same property conveyed to Grantor herein by Deed recorded in Instrument No. 20051021-0127316, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

Exempt Pursuant to T.C.A. Code 67-4-409(a3Ai).

The above-described property is improved property having a street address of 441 DAWN Drive, Nashville, TN 37211.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 4th day of May, 2018.

Carla D. Martin formally known as

CARLA D. MARTIN formerly known as
CARLA D. RIDDLE Carla D. Riddle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that CARLA D. MARTIN formerly known as CARLA D. RIDDLE, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 4th day of May, 2018.

Notary Public
My Commission expires: 1/8/19

Marcus D. Martin

MARCUS D. MARTIN

CLARISSA BLAKE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MARCUS D. MARTIN, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 4th day of May, 2018.

Notary Public
My Commission expires: 1/8/19

CLARISSA BLAKE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

VALUATION AFFIDAVIT

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

MARCUS D. MARTIN

CARLA D. MARTIN

Subscribed and sworn to before me this 4th day of MAY, 2018.

Notary Public
My Commission expires: 1/8/19

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 139 on the Plan of Section Two, Greenwood Hills, of record in book 4955, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carla D. Riddle and Marcus D. Martin from Nancy J. Cameron, by Warranty Deed dated 10/19/2005 and Recorded 10/21/2005 as Instrument 20051021-0127316, in the County Register of Deeds for Davidson County, Tennessee.

Commonly Known As: 441 DAWN Drive, Nashville, TN 37211
Parcel ID: 133-12-0-172.00

True Copy Certification

I, **Darell Near**, do hereby make oath that I am 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 Florida

County of Pinellas

Personally appeared before me, **Jocelyn K Brown**, a notary public for this county and state, **Darell Near** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-9-2019

Notary' Seal (if on paper)

JOCELYN K. BROWN
MY COMMISSION # FF 901989
EXPIRES: September 9, 2019
Bonded Thru Notary Public Underwriters