THIS INSTRUMENT PREPARED BY: ***Brittney Mulvaney, Attorney at Law*** ***BPR # 34427*** *Lodestone Legal Group* *256 Seaboard Lane, Suite G-103* *Franklin, TN 37067* *(615) 807-1240* This instrument was prepared upon information furnished by the parties, and no independent title search has been made.	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* *Sworn to and subscribed before me this 10th day of July, 2018* *Notary Public* *My commission expires: 10/3/2020* HALEY FOUTCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-03-2020

QUITCLAIM DEED

Name and Address of New Owner:
The Martens Living Trust
Thomas James Martens and Traci Renee Martens, Trustees
1421 Stoner Ridge
Hermitage, TN 37076

Bill Garrett Davidson County
Batch# 115250 **DEEDQC**
07/12/2018 08:47:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180712-0067333

Send Tax Bills To:
Wells Fargo Home Mortgage
PO Box 14538
Des Moines, IA 50306-3538

Street Address of Subject Property:	**Map and Parcel:**
1421 Stoner Ridge Hermitage, TN 37076	075-11-0-A-092.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **THOMAS J. MARTENS AND TRACI R. MARTENS, HUSBAND AND WIFE,** hereinafter called "**GRANTORS,**" hereby convey and quitclaim unto **THE MARTENS LIVING TRUST, THOMAS JAMES MARTENS AND TRACI RENEE MARTENS, TRUSTEES,** hereinafter called "**GRANTEE,**" its heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 92, on the Plan of Phase Three, Heritage Meadows, of record in Book 9700, Page 984, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas J. Martens and Traci R. Martens, husband and wife, from Robert A. Allen, Sr. and wife, Sylvia D. Allen, by Deed dated November 1, 2012, Instrument Number 20121106-0102444, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

WITNESS my hand this 10th day of July, 2018.

THOMAS J. MARTENS

TRACI R. MARTENS

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **THOMAS J. MARTENS AND TRACI R. MARTENS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves, the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

NOTARY PUBLIC

HALEY FOUTCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-03-2020