Karen Y Johnson Davidson County
Batch# 179188 DEEDQC
12/31/2018 12:02:35 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20181231-0126444

**PREPARED BY AND RETURN TO:**
**Bryan D. Spicer**
**Attorney at Law**
**342 Cool Springs Blvd., Suite 202**
**Franklin, TN 37067**

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

Preparer is not a closing agent pursuant to Section 6045 of the Internal Revenue Code as amended by the Tax Reform Act.

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

The actual consideration is $0.00

Affiant: _____

Subscribed and sworn before me, this the 24th day of December, 2018.

Notary Public: _____
My Commission Expires: _____

**Address of New Owner:**
Jonathan Martin
Ivy Sun
1500 Hamden Drive
Nashville, TN 37211

**Send Tax Bills To:**
Same as New Owner

**MAP/PARCEL:**
161-06-0A 122.00 CO

## QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Jonathan Martin, unmarried man** (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of his undivided right, title and interest to the hereinafter described property to **Jonathan Martin, unmarried man, and Ivy Sun, married woman, as Joint Tenants** (hereinafter referred to as "**GRANTEES**") their Heirs and Assigns, in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Unit No. 122 on the plan of Oakhill Townhomes, Phase 3, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes, of record in Instrument Number 20080709-0070601, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Michael Keith Polson, unmarried, by Warranty Deed from Cary

Hayes and Monica Hayes, husband and wife, dated December 6, 2013, of record in Instrument No. 20131211-0125527, Register's Office for Davidson County, Tennessee. AND

BEING the same property conveyed to Jonathan Martin by Warranty Deed from Michael Keith Polson, unmarried, dated August 31, 2018, of record in Instrument No. 20180907-0088650, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jonathan Martin, unmarried man, by Warranty Deed from Michael Keith Polson, unmarried, dated August 31, 2018, of record in Instrument No. 20180907-0088650_, Register's Office for Davidson County, Tennessee.

This is improved property located at 1500 Hamden Drive, Nashville, TN 37211

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. Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 21st day of December, 2018.

**Jonathan Martin**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand and official seal at Franklin, Tennessee, this 21st day of December, 2018.

Notary Public

My Commission Expires: _____

