Karen Y Johnson Davidson County
Batch# 181381 DEEDQC
01/08/2019 09:04:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190108-0001883

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215

No title search was performed in the preparation of this quitclaim deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 4th day of January, 2019.

Notary Public

My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Eric S. Martin and Janie Marie Martin 2847 Lakeland Drive Nashville, TN 37214	New Owner	96 10 173.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged **Eric S. Martin, married** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Eric S. Martin and Janie Marie Martin, husband and wife**, his heirs and assigns all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Twin Lawn Subdivision, as recorded in Book 2331, Page 9, Register's Office for Davidson County, Tennessee to which plan is hereby made for a more complete and accurate description of said property.

Being the same property conveyed from Christopher White and wife Jennifer White by Warranty Deed to Eric S. Martin, a single man, recorded on the 5th day of February, 2007 in Instrument No. 20070205-0014529, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 2847 Lakeland Drive Nashville, TN 37214.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2019 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of January, 2019.

Eric S. Martin

Eric S. Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eric S. Martin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of January 2019.

VAnderson

Notary Public

My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021