This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 205105 DEEDQC
03/13/2019 09:16:50 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190313-0022876

New Owner(s):	Send Tax Bills To:	Map and Parcel #
Deborah M. Martin **4509 Wayland Drive** **Nashville, TN 37215**	**New Owner**	**130-15-66**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **Wilma R. Martin,** by these presents do hereby quitclaim and convey all of her right, title and interest, including her life estate, unto, **Deborah M. Martin,** their heirs and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Hycrest Acres, Section 2, of record in Book 2133, Page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 126.42 feet on the westerly side of Wayland Drive and runs back 442.8 feet on the southerly line and 487.5 feet on the northerly line, which is a broken line to a line in the rear which measures 178.7 feet.

Being the same property conveyed to Wilma R. Martin, as to a life estate, and Deborah M. Martin, as to the remainder interest, by quitclaim deed recorded as Instrument No. 20161222-0134791, Register's Office for Davidson County, Tennessee.

This is __**X**__ improved _____ unimproved property known as **4509 Wayland Drive, Nashville, TN 37215.**

This Quit Claim Deed was prepared for the purposes of vesting fee simple title in Deborah M. Martin and was prepared without benefit of a title search but was prepared solely based on information provided by the grantor.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

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.

Wilma R. Martin

Wilma R. Martin

STATE OF TENNESSEE
COUNTY OF WILLIMASON

Before me personally appeared Wilma R. Martin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand this 12th day of March 2019.

MICHAEL BENOIT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

My Commission Expires
September 6, 2022

The actual consideration for this transfer of property is ***$0.00*** and no other monetary consideration.

Deborah M. Martin
Affiant

Sworn to and subscribed before me this 12th day of March, 2019.

MICHAEL BENOIT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires:

My Commission Expires
September 6, 2022