Karen Johnson Davidson County
Batch# 206705 DEEDQC
03/18/2019 09:48:16 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190318-0024297

This Instrument Prepared by:
GRACEFUL AGING LEGAL SERVICES, PLLC
APRIL HARRIS JACKSON, ATTORNEY
1451 Elm Hill Pike, Suite 310
Nashville, TN 37210
Phone: (615) 863-3063

Address of New Owners:	Send Tax Bills To:	Map & Parcel:
James E. Martin, Jr. & Ann W. Martin 2505 Lumar Lane Nashville, TN 37214	James E. Martin, Jr. & Ann W. Martin 2505 Lumar Lane Nashville, TN 37214	84-12 101

QUITCLAIM DEED

FOR AND IN CONSIDERATION the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, **Ann W. Martin** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **James E. Martin, Jr. and Ann W. Martin,** ("Grantees"), a married couple, Grantor's entire interest in and to a certain tract of land in Davidson, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Lincoya Hills, as of record in Book 1855, page 91, Register's Office for said County, described as follows:

Beginning at a point on the southerly margin of Lumar Lane, the common corner of Lots 17 and 18; thence with the line between said lots, southerly 145.2 feet to a corner of Lot 19; thence with the line between Lots 18 and 19, southeasterly 113.8 feet to a corner of Lot 25; thence with the line between Lots 18 and 25, northeasterly 90 feet to a corner of Lot 26; thence with the line between Lots 18 and 26, northerly 149.6 feet to the southerly margin of Lumar Lane; thence with the margin of the same westerly 130 feet to the point of beginning.

Being the same property conveyed to Ann W. Martin by quitclaim deed from James E. Martin and Ann W. Martin, of record in Book 10376, Page 987 of the Register's Office for Davidson County, Tennessee.

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

This improved property is known as **2505 Lumar Lane, Nashville, Tennessee 37214.**

This Instrument was prepared by information provided by the Grantor. No new title search was done.

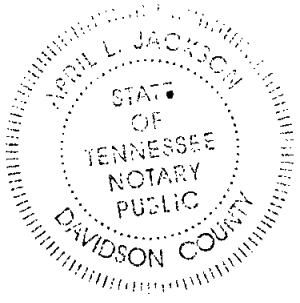
IN WITNESS WHEREOF, the Grantor hereby affixes her signature on the 14th day of March, 2019.

Ann W. Martin
Ann W. Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Ann W. Martin,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of March, 2019.



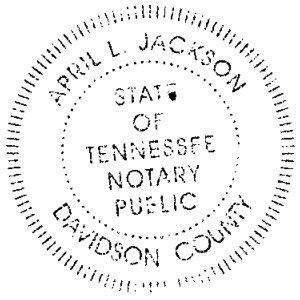
April L. Jackson
NOTARY PUBLIC
My Commission Expires: May 6, 2019

OATH OF CONSIDERATION

I hereby swear or affirm that the actual, true and correct consideration or value, whichever is greater, for this transfer is Zero Dollars ($0), which is paid for the property herein conveyed.

Ann W. Martin
ANN W. MARTIN, AFFIANT

Sworn to and subscribed to before me on the 14th day of March, 2019.



April L. Jackson
NOTARY PUBLIC
My Commission Expires: May 6, 2019