This Instrument Was Prepared By:
Gail Smith Bradford, Esq.
750 Old Hickory Blvd
Building Two, Suite 150
Brentwood, TN 37027

From information and description
furnished by the parties.
This conveyance made without
benefit of title search.

Karen Johnson Davidson County
Batch# 215935 DEEDQC
04/10/2019 09:57:44 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190410-0032586

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP / PARCEL NO.
MARTINE TENNESSEE COMMUNITY PROPERTY TRUST 305 Sutherland Avenue Nashville, Tennessee 37205	Same	116 10 0 018.00

KNOW ALL MEN BY THESE PRESENTS, that **LAYNG MARTINE, JR. and LINDA S. MARTINE** ("Grantors"), for no monetary consideration, the receipt and sufficiency of which are hereby acknowledged, convey unto the **MARTINE TENNESSEE COMMUNITY PROPERTY TRUST under Agreement dtd December 21, 2018** ("Grantee"), **LAYNG MARTINE, JR. and LINDA S. MARTINE, Co-Trustees,** and Grantee's successors and assigns, with full power to sell, transfer, exchange, convey and encumber, by Deed of Trust or otherwise, without joinder by or disclosure of the beneficiaries of the trust, and without liability on the part of third persons dealing with the Trustee, to look to the proper disposition of the proceeds arising from any such transaction, all of Grantors' right, title and interest in and to certain real property located in Davidson County, Tennessee, and described as follows, to wit:

Land in Davidson County, Tennessee, being Lot no. 27 on the Plan of Bransford Realty Company's Berkeley Hills Subdivision, as of record in Book 547, pages 57 and 58, Register's Office for said County.

Said Lot no. 27 fronts 100 feet on the southerly side of Sutherland Avenue and runs back 190 feet on the westerly line and 197 feet on the easterly line to a dead line and measures 100 feet thereon.

Being the same property conveyed to Linda S. Martine, from Layng Martine, Jr. and wife, Linda S. Martine by Deed of Record as Instrument Number 20190308-0021437, Register's Office for Davidson County, Tennessee.

Being improved property located at 305 Sutherland Avenue, Nashville, Tennessee 37205.

This conveyance is subject to any and all existing easements and restrictions of record.

The legal description contained herein is the same as that contained in the previous deed of record.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor this the 30th day of April, 2019.

LAYNG MARTINE, JR.

LINDA S. MARTINE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **LAYNG MARTINE, JR.**, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by him for the purposes therein contained.

GREG KIRBY STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal at office in the aforesaid state and county this 30th day of April, 2019.

Notary Public
My Commission Expires: 5-5-2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **Linda S. Martine,** to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by her for the purposes therein contained.

GREG KIRBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal at office in the aforesaid state and county this 30th day of April, 2019.

Notary Public

My Commission Expires: 5-5-2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ -0-.

Layng Martine, Jr., Co-Trustee, Affiant

Subscribed and sworn to before me, this
the 3rd day of April, 2019.

Notary Public
My Commission Expires: 5-5-2020

GREG KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY