THIS INSTRUMENT PREPARED BY:
Lighthouse Title & Escrow, LLC
301 S. Perimeter Park Drive #125
Nashville, Tn 37211

Address New Owner(s)
Twelve26 Martin, LLC
34 Missionary Dr.
Brentwood, TN 37027

Send Tax Bills To:
New Owner

Map & Parcel No.:
Map 105-07-1E-003.00

Karen Johnson Davidson County
Batch# 234867 DEEDQC
05/28/2019 08:28:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190528-0049726

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged that we, **Sean G. Hughes and Laura Hughes, husband and wife,** ("Grantors") do hereby quitclaim and convey unto **Twelve26 Martin, LLC, a Tennessee limited liability company** ("Grantees"), it's successors and assigns, all of our Grantor's right, title and interest in and to a certain tract or parcel of land located in **Davidson** County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Unit No. 3, together with common areas established by Declaration of Covenants, Conditions and Restrictions for Homes at 1226 Martin Street, a Horizontal Property Regime with Private Elements of record as Instrument Number 20180109-0002932ds and being shown on Plat attached thereto as Exhibit "D" and amended in Instrument Number 20190328-0028076, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sean G. Hughes and Laura Hughes, husband and wife, by Warranty Deed from Treemont Properties, II, LLC, a Tennessee limited liability company dated April 30, 2019 and recorded in Instrument Number 20190502-0040854, Register's Office for Davidson County, Tennessee.

This is improved property known as 1226 Martin Street #3, Nashville, Tn 37203

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21st day of May, **2019.**

Sean G. Hughes

Laura Hughes

STATE OF TENNESSEE **COUNTY OF** Davidson

Personally appeared before me, Beshoy Saman, a Notary Public in and for said state and county, **Sean G. Hughes** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of May, **2019**

BESHOY SAMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC **My Commission Expires:** My Commission Expires July 9, 2022

STATE OF TENNESSEE **COUNTY OF** Davidson

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NOTARY PUBLIC **My Commission Expires:** My Commission Expires July 9, 2022

STATE OF TENNESSEE **COUNTY OF** Davidson

The actual consideration for this transfer is **$00.00.**

AFFIANT – **Sean G. Hughes**

Subscribed and sworn to before me, this 21st day of May, **2019**

BESHOY SAMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC **My Commission Expires:** My Commission Expires July 9, 2022