Karen Johnson Davidson County
Batch# 280696 DEEDQC
09/04/2019 03:20:32 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190904-0089438

Prepared from information provided by the parties hereto without the benefit of title insurance or counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Attorney Douglas L. Waterman shall not be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel. Preparer is not 3the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

| | |
|---|---|
| ADDRESS NEW OWNER: | Dr. James Martin and Willie Mae Martin<br>3515 Geneva Circle<br>Nashville, Tennessee. 37209 |
| SEND TAX BILLS TO: | SAME |
| MAP-PARCEL NOS. | Map 92-5 Parcel 179 |
| Prepared by: | Douglas L. Waterman, Attorney at Law, PLLC<br>Dba Waterman Law Firm<br>4731 Trousdale Drive, Suite #13<br>Nashville, Tennessee 37220 |

# QUITCLAIM DEED

THIS DEED, Made this 29th day of August, 2019 by and between and Dr. James Martin and Willie Mae Martin, "Grantors", do hereby bargain, sell, release, remise, quitclaim and convey unto Willando Property Trust u/a dated June 14, 2019 "Grantee," all our rights, title and interest in and to the following described real estate, to-wit;

That the Grantors, in consideration of Ten Dollars and other good and valuable consideration to them paid by the Grantee(s), the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do Quit Claim, grant, bargain, sell and convey, subject to the previous assignment of use, possessory and occupancy rights to the following:

SITUATED in Davidson County, Tennessee and being more particularly described as follows:

Land in Davidson County, Tennessee being lots nos. 9 and 10 and southerly 16.4 feet of lot no. 11, of Block 44, on the Map of Fisk University, of record in Book 421, pages 4 and 5, Register's Office for said County.

Said lots and part of a lot adjoin together 66.4 feet on the easterly side of 34th Avenue, North, and run back between parallel lines 150 feet to an alley

BEING the same property conveyed to Mayfair Homes, Inc., by deed from Fairfax Corp., of record in Book 4071, page 793, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Dr. James Martin by deed from Mayfair Homes Inc., of record in Book 5039, page 341, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to his wife, Willie Mae Martin, for the express purpose of converting his interest in said property into an estate by the entireties with said wife in the aforementioned tract or parcel of record in Book 5503, page 724, Register's Office for Davidson County, Tennessee.

Being the same property located at 908 34th Ave., N. Nashville, TN 37209

Said property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the premises. 2019 Davidson County Taxes are being assumed by the Grantee.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, ~~We have~~ hereunto set my hand on this the __day of August, 2019.

Dr. James Martin

Willie Mae Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Dr. James Martin and wife, Willie Mae Martin, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28 day of August, 2019.

Notary Public

My Commission Expires: 9/6/22

ALLEN MCCROSKEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-6-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for ~~this~~ transfer is $10.00.

Affiant

Affiant

Subscribed and sworn to before me this 28 day of August, 2019.

Notary Public

My Commission Expires: 9/6/22

ALLEN MCCROSKEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-6-2022