Karen Johnson Davidson County
Batch# 300951 DEEDQC
10/15/2019 01:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191015-0105555

PREPARED BY:
SIDWELL, BARRETT
121 First Avenue South
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration is $0.00.

AFFIANT - Matthew Martin

Subscribed and sworn to before me
this 15th day of October, 2019.

NOTARY PUBLIC
My Commission Expires: May 9, 2023

ADDRESS OF NEW OWNERS:
Debar Land Company, LLC
130 Belle Forest Circle
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner

Map/Parcel: 128-00-0-201.00

ERIKA ROOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

In consideration of $10.00 and other good and valuable consideration, Matthew Martin, hereby conveys all of their undivided right, title and interest to the hereinafter described property to Debar Land Company, LLC, Grantee. Said property conveyed herein is described as follows:

Land situated in the 22nd Council District of Davidson County, Nashville, Tennessee, being a portion of the land conveyed to Dalamar Homes, LLC by Warranty Deel of Instrument Number 20150603-0051629, in the Register's Office for Davidson County (R.O.D.C., TN), and is more particularly described as follows:

Commencing at an iron rod set by Ragan Smith, said rod being the northwesterly corner of Lot 14 of Section One, Dunaway Woods, of record in Plat Book 5200, Page 132, R.O.D.C., TN thence leaving said lot and along the line of K. Thomas Sidwell, of record in Instrument Number 20170323-0028462, R.O.D.C., TN, North 47 degrees, 33 minutes, 55 seconds West, a distance of 164.37 feet to a point; thence North 08 degrees, 37 minutes, 33 seconds West, a distance of 264.67 feet to a capped iron rod set, said rod being the point of beginning for the herein described land; thence continuing with the line of Sidwell, North 31 degrees, 07 minutes, 42 seconds West, a distance of 188.86 feet to a capped iron rod set; thence along the line of Dalamar Homes, LLC, of record in Instrument Number 20150603-0051629, R.O.D.C., TN, North 08 degrees, 47 minutes, 33 seconds West, a distance of 406.01 feet to a capped iron rod set along the line of Chandler E. Martin Et Al, of record in Instrument Number 20040308-0025974, R.O.D.C., TN; thence North 82 degrees, 10 minutes, 11 seconds East, a distance of 451.26 feet to a capped iron rod set, said rod being a westerly corner of the P.U.D. Boundary & Subdivision Plat of Pine Forest, of record in Plat Book 9700, Page 476, R.O.D.C., TN: thence along the westerly line of Pine Forest, South 21 degrees, 45 minutes, 41 seconds East, a distance of 290.94 feet to a capped iron rod set; thence leaving said line and with the line of Dalamar Homes, LLC, of record in Instrument Number 20150603-0051629, R.O.D.C., TN, South 48 degrees, 08 minutes, 08 seconds West, a distance of 530.70 feet to the point of beginning, having an area of 217,800.2 square feet or 5.00 acres of land, more or less.

This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660, on April 26, 2017 and is based on survey work conducted by Dale and Associates in the fall 2015.

File: 01288-39976hhh

Being a part of the same property conveyed to Dalamar Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed dated 05/28/2015 from Mark E. O'Neill of record in Instrument 201506030051629, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew Martin by Quit Claim Deed dated 06/21/2017 from Dalamar Homes, LLC, a Tennessee limited liability company of record in Instrument 201706220062857, Register's Office for Davidson County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this document was executed this 15 day of October, 2019.

Matthew Martin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Matthew Martin, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 15th day of October, 2019

Notary Public Erika Root
My Commission Expires: May 9 2023

ERIKA ROOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File: 01288-39976hhh

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

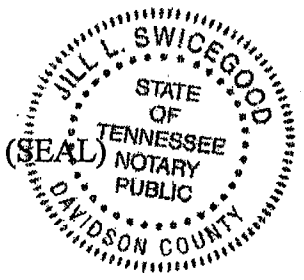
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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