Karen Johnson Davidson County
Batch# 307195 DEEDQC
10/28/2019 03:15:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191028-0110438

THIS INSTRUMENT WAS PREPARED BY: W. Faye Novelly, UAW-FCA-Ford-General Motors Legal Services Plan 3011 Harrah Drive, Suite B, Spring Hill, TN 37174		
ADDRESS OF OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL:**
LENOLA MARTIN 7315 Burnette Street Detroit, MI 48210	LENOLA MARTIN 7315 Burnette Street Detroit, MI 48210	**098 00 0 193.00**

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that LINOLA MARTIN, also known as LENOLA MARTIN, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto herself, LENOLA MARTIN, for and during her natural life, and on her death to JACQUELINE MARTIN-AGBORUCHE, and KELVIN MARTIN, as tenants in common, together with all the estate and rights of Grantor in such property, that real property located in the County of Davidson, State of Tennessee, and being more particularly described as follows:

BEING land in Davidson County, Tennessee and a portion of the land of record in Book 5054, Page 80, Register's Office and being more particularly described as follows:

BEGINNING at a point in the northern margin of the Woods property, said point being 176.95 feet from the northwesterly corner of the Woods property,

(1) **Thence S75°46'18"E, 177.93 feet to an iron pin;**
(2) **Thence S05°37'11"E, 485.33 feet to an iron pin;**
(3) **Thence N82°44'50"W, 176.00 feet to an iron pin;**
(4) **Thence N05°37'11"E, 506.95 feet to the point of beginning, containing 2.00 acres or 87,285.24 square feet.**

Being the same property conveyed to LINOLA MARTIN by Deed of record in Instrument No.: 20011114-0125028, Register's Office for Davidson County, Tennessee.

The legal description of said tract being Tract 2 on a survey from David P. Brackman, Volunteer Surveying dated June 14, 2001.

This is unimproved property on John Hagar Road.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This instrument was prepared in accordance with the information provided by the Grantor without the benefit of a title search or survey. The preparer was not responsible for

determining the status of the title, the accuracy of the description or the accuracy of any other information provided by the Grantor.

Witness my hand this 3rd day of October, 2019.

Lenola Martin

LINOLA MARTIN, also known as LENOLA MARTIN

STATE OF MICHIGAN)
COUNTY OF Wayne)

Before me, the undersigned Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared LINOLA MARTIN, also known as LENOLA MARTIN, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 3rd day of October, 2019.

NOTARY STAMP

JAMAL CADOURA
Notary Public – State of Michigan
County of Wayne
My Commission Expires May 10, 2024
Acting in the County of Wayne

Notary Public

My commission expires: 5-10-24

TENN. CODE ANN. 67-4-409(a)(4) IN THE CASE OF QUITCLAIM DEEDS, THE TAX SHALL BE BASED ONLY ON THE ACTUAL CONSIDERATION GIVEN FOR THAT CONVEYANCE.

The actual consideration for this transfer is $ 0.00.

Affiant

STATE OF MICHIGAN)
COUNTY OF Wayne)

Sworn to and Subscribed before me, this 3rd day of October, 2019.

NOTARY STAMP

JAMAL CADOURA
Notary Public – State of Michigan
County of Wayne
My Commission Expires May 10, 2024
Acting in the County of Wayne

Notary Public

My Commission Expires: 5-10-24