THIS INSTRUMENT PREPARED BY:
JORDAN B. OSBORN, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 RAMSEY WAY
DICKSON, TENNESSEE 37055

Based on the information provided by the parties, no title search was requested or performed.

Karen Johnson Davidson County
Batch# 331977 DEEDQC
12/19/2019 08:44:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191219-0130839

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, I, DOROTHY M. MARTIN, convey and quitclaim unto DOROTHY M. MARTIN and PHILLIP LYNN MARTIN, as joint tenants with common law rights of survivorship, their heirs and assigns, all of my right, title and interest in and to the following described real estate, to wit:

Lying and being in the Eighth Civil District of Davidson County, Tennessee, about 10 miles from Nashville on the Cumberland Rive Road.

BEGINNING in the center of the Cumberland Rive Road at the westerly corner of R.V. Williams land formerly owned by Julia Ann Jordan, thence southward with the center of said road and Pardue's line 1,000 feet more or less to a stake in center of said road with box elder and slippery elm pointers thence South 73 degrees East 450 feet more or less to a large beech tree, thence North 72-1/2 degrees East 330 feet more or less to a black gum on top of the ridge; thence North 11-1/2 degrees West 636 feet more or less to a large beech; thence North 6 degrees East 374 feet more or less to R.V. Williams' south line at a pile of stones with two sugar trees for pointers. Thence West with R.V. Williams' line 300 feet more or less to the beginning containing 8 acres, be the same more or less.

Being the same property conveyed to Robert M. Martin and wife, Dorothy M. Martin by deed from Jessie Harrington and wife, Catherine Harrington, dated April 3, 1979, and of record in Book 5415, Page 674, in the Register's Office of Davidson County, Tennessee. Also being the same property title to which vested in Dorothy M. Martin, upon the death of her husband, Robert M. Martin, by reason of their tenancy by the entirety.

WITNESS MY HAND this 18th day of December, 2019.

Dorothy M Martin
DOROTHY M. MARTIN

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, DOROTHY M. MARTIN, with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 18th day of December, 2019.

LEANN HOLLARS
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
09/18/23
DICKSON COUNTY

Leann Hollars
NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $ 0 .

Phillip L Martin
AFFIANT

Subscribed and sworn before ~~me~~ this 18th day of December, 2019.

LEANN HOLLARS
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
09/18/23
DICKSON COUNTY

Leann Hollars
NOTARY PUBLIC

My Commission Expires: _____

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Map: 101
Parcel: 8.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
DOROTHY M. MARTIN and PHILLIP LYNN MARTIN
5080 Salmon Branch Rd
Erin Tn 37061