THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

NEW OWNER'S ADDRESS:
Kelly L. Martin
8205 Poplar Creek Road
Nashville, TN 37221

Karen Johnson Davidson County
Batch# 359851 DEEDQC
02/19/2020 08:59:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200219-0018241

MAP: 155-02-0A
PARCEL: 045.00

SEND TAX BILLS TO:
CapStar Bank
2002 Richard Jones Rd., Ste 300A
Nashville, TN 37215

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH PROPER TENANCY

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a re-conveyance to correct and establish proper tenancy, I, Kelly L. Martin fka Kelly L. Obedala, (Grantor), by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land In Davidson County, Tennessee, being Lot No. 45 on the Plan of Resubdivision of Lots 45 and 46 Montcastle Estates of record In Plat Book 6050, Page 451, in the Register's Office for Davidson County, Tennessee, to which Plan reference Is hereby made for a more complete description of the property, together with an undivided interest in the common interests of Montcastle Estates, all as described in said reference, described according to the survey of Anderson-Delk & Company dated June 8, 1987.

This being the same property conveyed to Kelly L. Obedala by Quitclaim Deed dated 04/23/2018 from David Obedala of record in Instrument Number 20180427-0039915 and to David Obedala and wife, Kelly Obedala by Warranty Deed dated 10/12/2010 from Abby Wells Baas, married f/k/a Abby Wells of record In Instrument No. 20101013-0081985 Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 8205 Poplar Creek Rd., Nashville, TN 37221.

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

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Kelly L. Martin, an unmarried woman, her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 12th day of February, 2020.

Kelly L. Martin

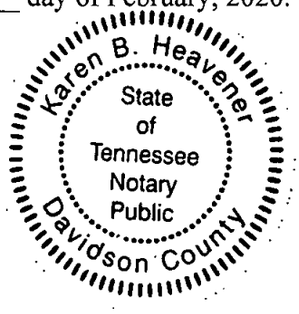
Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Kelly L. Martin, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 12th day of February, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/23

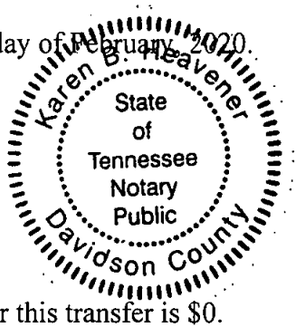


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 12th day of February, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/23



The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 12th day of February, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/23

