Karen Johnson Davidson County
Batch# 362416 DEEDQC
02/24/2020 12:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200224-0020220

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to:
Real Estate Settlements & Escrow, LLC, 6 Reservoir Circle, Suite 203 Baltimore, MD 21208

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Martha Ensley	MARTHA ENSLEY	072 06 0 324.00
1305 Kenmore Court	1305 Kenmore Ct	
Nashville, TN 37216	Nashville TN 37216	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, MARTHA ENSLEY, widowed-not remarried, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto MARTHA ENSLEY, an unmarried woman, hereinafter referred to as "Grantee", whose mailing address is: 1305 Kenmore Court, Nashville, TN 37216, her heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 3, Block, on the Plan of Kenmore Court Subdivision, recorded in Book 1835 Page 113, Register's Officer for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tax ID No.: 072 06 0 324.00

Being the same property conveyed to Martha Ensley by deed dated 02/22/2010 and recorded on 03/22/2010 as Instrument Number 20100322-0021463 in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1305 Kenmore Court, Nashville, TN 37216.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 14th day of February, 2020.

Martha Ensley
MARTHA ENSLEY

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MARTHA ENSLEY, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 14th day of February, 2020.

India K Scruggs
Notary Public
My Commission expires: 11/03/2020

INDIA K SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Martha Ensley
MARTHA ENSLEY

Subscribed and sworn to before me this 14th day of February, 2020.

India K Scruggs
Notary Public
My Commission expires: 11/03/2020

INDIA K SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Moe Kazin, 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.

Signature

State of MARYLAND

County of BALTIMORE

Personally appeared before me, Nancy White a notary public for this county and state, Moe Kazin who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Nancy E White
Notary's Signature

My Commission Expires: 5/11/2023
Notary' Seal (if on paper)

NANCY E. WHITE
Notary Public-Maryland
Baltimore County
My Commission Expires
5/11/2023