Karen Johnson Davidson County
Batch# 372874 DEEDQC
03/16/2020 11:16:19 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200316-0028736

RECORDING REQUESTED BY:
Phillip Martin Jr

INSTRUMENT PREPARED BY:
Phillip Martin Jr
1208 N 6th St
Nashville, Tennessee 37207

RETURN DEED TO:
Phillip Martin Jr
1208 N 6th Street
Nashville, Tennessee 37207

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ -0- Affiant
Subscribed and sworn before me this the
16 Day of March, 2020.
AHayes, Deputy Register

(Above reserved for official use only)

SEND TAX STATEMENTS TO: New Owner
Phillip Martin Jr
1208 N 6th Street
Nashville, Tennessee 37207

Tax Parcel ID/APN # 071 16 0 207.00

QUIT CLAIM DEED FOR TENNESSEE

(Joint Tenants)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS DEED is made this day of **March 14, 2020** by and between the **"Grantor,"**

Phillip Martin Jr, an unmarried individual residing at 1208 N 6th St , Nashville, Tennessee 37207

AND the **"Grantees,"**

Phillip Martin Jr, an unmarried individual residing at 1208 N 6th Street, Nashville, Tennessee 37207

Michael Reardo Martin, an unmarried individual residing at 1208 N 6th Stret, Nashville, Tennessee 37207

FOR VALUABLE CONSIDERATION of the sum of one dollar ($1.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantees and Grantees' heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the **"Property"**), together with all hereditaments and appurtenances belonging thereto, located in 37207 county, Tennessee, subject to any restrictions herein:

Property Address: **1208 N 6th St, Nashville Tennessee 37207**

Legal Description: Beginning at the westerly margin of Manila Street at the common corner of Lots Number 9 and 10 said beginning point also being 640.5 feet south of the north line of said subdivision; thence with the line between Lot Nos. 9 and 10 westwardly 150 feet to the corners of Nos. 36, 37, and 10; thence southwardly 50 feet to the corner of Lot Nos. 38 and 8 thence eastwardly 150 feet to the westerly margin of Manila Street thence with said Drive northwardly 50 feet to the point of Beginning

Vesting Information / Property Interest: Joint tenancy with rights of survivorship, not as tenants in common.

Signatures

Grantor signed, sealed, and delivered this quit claim deed to Grantees on **March 14, 2020**

Grantor (or authorized agent)

x/ Phillip Martin JR

Print Name: PHILLIP MARTIN JR

NOTARY ACKNOWLEDGMENT

TENNESSEE
COUNTY OF DAVIDSON

On March 16 2020 before me, Demetriona Esaw, personally appeared **Phillip Martin Jr**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 07/09/2022

D Esaw

Notary Public, Tennessee

DEMETRIONA ESAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 9, 2022

833 07/05/84 00- CHECK

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STATE OF TENNESSEE)
SS.
COUNTY OF DAVIDSON)

BOOK 6331 PAGE 628

IDENTIF. REFERENCE

RUSH

Jul 5 10 44 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

AFFIDAVIT OF HEIRSHIP

Comes the affiant, PHILLIP MARTIN, JR. and for the purposes of establishing ownership to property pursuant to Tennessee Code Annotated §30-1201 et seq. which is located at 1208 North 6th Street, Nashville, Davidson County, Tennessee and more specifically described as follows:

> Being Lot No. 114 and the south 10 feet of Lot No. 113 on the Map of Oakwood Park, as of record in Bok 421, page 12, Register's Office for said County.
>
> Said lot and part of lot adjoin and front together 40 feet on the westerly side of North Sixth Street and run back between parallel lines 165 feet to an alley.
>
> Being the same property conveyed to Phillip N. Martin, Sr. and wife, Lorraine C. Martin by deed from Lloyd E. Potts and wife, Lillian M. Potts, of record in Book 3165, page 431, Register's Office for Davidson County, Tennessee.

1. That the decedent died on June 24, 1983 in Nashville, Davidson County, Tennessee.

2. The affiant is the son of the deceased and is the sole heir and next of kin.

3. That he is over the age of twenty-one (21) years.

4. That there are no debts or encumberances remaining which are or might become a lien on said interest in the described real estate.

AFFIANT SAITH FURTHER NOT.

Phillip Martin, Jr.
PHILLIP MARTIN, JR.

SWORN to and subscribed before me this 29th day of June, 1984.

Frances C. Gill
NOTARY PUBLIC

My commission expires: My Commission Expires JULY 21, 1984

This Instrument Prepared By:

Robert L. Smith
Attorney at Law
1000 Parkway Towers
Nashville, Tennessee 37219
(615) 244-4850

PETWAY BLACKSHEAR, SMITH, GREENE & CAIN
ATTORNEYS AT LAW
SUITE 1000 PARKWAY TOWER
NASHVILLE, TENNESSEE 37219