Karen Johnson Davidson County
Batch# 392947 DEEDQC
04/29/2020 08:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200429-0044544

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Teresa Ann Mitchell-Martin Affiant Subscribed and sworn to before me, this 31st day of March, 2020. Alice M. Bohannon Notary Public My Commission Expires:

ALICE M BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2022

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Teresa Ann Mitchell-Martin 8800 Cressent Glen Court Antioch, Tennessee 37013	SAME	182 00 0 083.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Teresa Ann Mitchell-Martin, Trustee of The Martin Family Revocable Living Trust, dated July 8, 2008,** hereinafter called the Grantor, hereby remise, release and quitclaim all of the Grantor's right, title and interest in and to certain real property

in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Teresa Ann Mitchell-Martin**, an unmarried widow, hereinafter called the Grantee, and the Grantee's heirs and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 31st day of March, 2020.

Teresa Ann Mitchell-Martin

Teresa Ann Mitchell-Martin, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Teresa Ann Mitchell-Martin, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 31st day of March, 2020.

My Commission Expires: _____

ALICE R. BONNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Alice M. Bob

Notary Public

EXHIBIT A

Legal Description

LAND in the 5th Civil District of Davidson County, Tennessee, described according to a survey prepared by David H. Parker, Surveyor, dated March 22, 1971 as follows:

TRACT NO. 2:
BEGINNING at an iron pin in the northerly margin of Old Hickory Boulevard at the common line between Tract No. 1 and herein described Tract No. 2; thence with said common line North 4 degrees 30 minutes, East 641.07 feet to an iron pin; thence North 85 degrees 39 minutes West, 108.00 feet to an iron pin; thence South 24 degrees 00 minutes West, 581.94 feet to an iron pin in the northerly margin of said Old Hickory Boulevard; thence with said northerly margin South 65 degrees 33 minutes East, 203.00 feet to an iron pin, said pin being the beginning of a curve to the left having a radius of 393.12 feet; thence with said curve in a southeasterly direction 114.35 feet to the point of beginning and containing an area of 3.0 acres, more or less.

Being the same property conveyed to The Martin Family Revocable Living Trust, dated July 8, 2008, Glenn W. Martin and Teresa Ann Mitchell-Martin, Trustors and/or Trustees, by deed from Glenn W. Martin and Teresa Ann Mitchell-Martin, of record as Instrument No. 20081204-0117658, Register's Office for Davidson County, Tennessee. Glenn W. Martin died on May 12, 2019. Upon the death of Glenn W. Martin, Teresa Ann Mitchell-Martin became the sole Trustee of said Martin Family Revocable Living Trust, dated July 8, 2008.

This is improved property known as 13934 Old Hickory Boulevard, Antioch, Tennessee 37013.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

