Karen Johnson Davidson County
Batch# 409549 DEEDQC
06/03/2020 07:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200603-0056713

File Number: OS3220-20002554

After Recording, Send To:
Title365/ Recording Department
345 Rouser Rd., Bldg 5, Suite 300, Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Crystal N. Martin and **Geoffrey C. Martin**, 5820 Robertson Ave, Nashville, TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
091-10-0-160.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Crystal N. Martin, who acquired title as Crystal N. Ray, now married, hereinafter grantor, whose tax-mailing address is **5820 Robertson Ave, Nashville, TN 37209**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Crystal N. Martin** and **Geoffrey C. Martin**, wife and husband, as joint tenants with rights of survivorship, hereinafter grantees, whose tax mailing address is **5820 Robertson Ave, Nashville, TN 37209**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows: Land in Davidson County, Tennessee, being Lot(s) 13, as shown on the map entitled Subdivision of Lots Nos. 39 and 40, B.F. Cocrill Farm, of record in Plat Book 332, Page(s) 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Being the same property conveyed from Harold David Ray and wife, Linda Sue Ray to Crystal N. Ray, unmarried by deed dated September 2, 2004 and recorded September 3, 2004 as Instrument Number 20040903-0107012, of official records. APN: 091-10-0-160.00 Property Address is: 5820 Robertson Ave, Nashville, TN 37209

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20040903-0107012 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 091-10-0-160.00

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on May 8, 2020:

Crystal N. Martin

Crystal N. Martin

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 8, 2020 by **Crystal N. Martin** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Jenny L. Denney

Notary Public

JENNY L. DENNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2022

State of TN
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 8 day of May, 2022.

Crystal Martin
Affiant

Crystal Martin
Print Name

(Seal)

JENNY L. DENNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2022

Jenny L. Denney
Notary Public

My commission expires:

9/6/22

Jenny L. Denney
Print Name

CTIC# N/A

Tennessee Certification of Electronic Document

I, Jennifer Lander, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Jennifer Lander
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Autumn R Carnegie, a notary public for this county and
Notary's Name

state, Jennifer Lander, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Autumn R C
Notary Signature
Autumn R Carnegie

MY COMMISSION EXPIRES: 06/06/2020

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).