Karen Johnson Davidson County
Batch# 461035 DEEDQC
08/20/2020 12:06:12 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200820-0094080

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
GEORGE L. MARTIN 4941 PEBBLE CREEK DRIVE ANTIOCH, TN 37013	FIRST COMMUNITY MORTGAGE, INC. 275 ROBERT ROSE DRIVE MURFREESBORO, TN 37129	149-06-0 018.00

KNOW ALL MEN BY THESE PRESENTS:

That RITA R. GIBBS, (being one and the same as RITA RENAE GIBBS) Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Chancery Court for Robertson County, Tennessee, between GEORGE LEE MARTIN, (being one and the same as GEORGE L. MARTIN) Plaintiff, and RITA RENAE GIBBS, Defendant, does hereby demise, release, and forever quitclaim unto the said, GEORGE L. MARTIN, his heirs successors and assigns, all of her title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 46 on the Plan of Pebble Creek, Section Two of record in Plat Book 5210, Page 95, Register's Office for said County, Tennessee, to which plan reference is hereby made for a complete description.

Being the same property conveyed to Yassin Abdullah Yassin by deed being recorded 9/20/11 in Instrument 20110920-0072675, said Register's Office.

Being the same property conveyed to George L. Martin, married, by Warranty Deed from Yassim Abdullah Yassin, dated 11/15/2013 and recorded 11/19/2013, Instrument No. 20131119-0118957, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matter shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by Public Records.

This is improved property known as 4941 Pebble Creek Drive, Antioch, TN 37067

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

The said GEORGE L. MARTIN hereby agrees to pay and agrees to hold RITA R. GIBBS harmless from one original Deed of Trust in favor of First Community Mortgage, Inc., said note bearing an original unpaid principal balance of $147,161.00, as evidenced by a Deed of Trust of record filed in Instrument No. 20200713-0076265, recorded on July 13, 2020 in the Register's Office for Davidson County, Tennessee.

The actual consideration on this transfer is $0. Exempt pursuant to T.C.A. 67-4-409(3).

STATE OF TENNESSEE)
)
COUNTY OF Robertson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named RITA R. GIBBS, the Grantor, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

Rita R Gibbs
RITA R. GIBBS
Grantor

Sworn to and subscribed before me
this 17th day of August, 2020.

Debra Grant
NOTARY PUBLIC

DEBRA GRANT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 6-20-2023

STATE OF TENNESSEE)
)
COUNTY OF Robertson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named GEORGE L. MARTIN, the Grantee, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

George L. Martin
GEORGE L. MARTIN
Affiant/Grantee

Sworn to and subscribed before me
this 17th day of August, 2020.

Debra Grant
NOTARY PUBLIC

DEBRA GRANT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 6-20-2023

This instrument prepared from information provided by the parties involved.