Karen Johnson Davidson County
Batch# 493650 DEEDQC
10/12/2020 08:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201012-0117914

PREPARED BY:
SIDWELL, BARRETT
121 First Avenue South
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration is $0.00.

Kevin Martin + Dayla Martin
AFFIANT

Subscribed and sworn to before me
this 10th day of October, 2020.

NOTARY PUBLIC
My Commission Expires: 5/9/2023

ADDRESS OF NEW OWNERS:
Debar Land Company, LLC
130 Belle Forest Circle
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner

Map/Parcel: 128-00-0-193.00

ERIKA ROOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

In consideration of $10.00 and other good and valuable consideration, Kevin Martin and Dayla Martin, husband and wife, hereby conveys all of their undivided right, title and interest to the hereinafter described property to Debar Land Company, LLC, a Tennessee limited liability company Grantee. Said property conveyed herein is described as follows:

Land situated in the 22nd Council District of Davidson County, Nashville, Tennessee, being a portion of the land conveyed to Dalamar Homes, LLC by Warranty Deed, of record in Instrument Number 20150603-0051629 in the Register's Office For Davidson County, Tennessee (R.O.D.C., TN) and being more particularly described as follows:

Beginning at an eastern corner of Lot 33 Section Two, Dunaway Woods, of Record in Book 9700, Page 284, R.O.D.C., TN, said corner being along the westerly margin of Hallows Drive, and with the northerly line of Lot 33 for the following three calls:
thence North 30 degrees 52 minutes 59 seconds West, a distance of 116.74 feet to an iron rod with a Ragan Smith cap;
thence North 79 degrees 57 minutes 42 seconds West, a distance of 116.31 feet to a 5/8" iron rod;
thence North 85 degrees 25 minutes 10 seconds West, a distance of 238.88 feet to a capped iron rod set, said rod being along the easterly line of Sycamore Glen, of record in Book 5200, Page 102, R.O.D.C., TN;
thence with the line of Sycamore Glen, North 25 degrees 02 minutes 51 seconds West a distance of 500.93 feet to a 5/8" iron rod;
thence continuing with the subdivision line, North 23 degrees 52 minutes 25 seconds West, a distance of 21.34 feet to a capped iron rod set;
thence leaving said line and with a new partition line for the following five calls: North 66 degrees 07 minutes 35
seconds East, a distance of 270.21 feet to a capped iron rod set;
thence South 10 degrees 43 minutes 44 seconds East, a distance of 68.45 feet to a capped iron rod set;
thence South 37 degrees 03 minutes 38 seconds East, a distance of 370.26 feet to a capped iron rod set;
thence South 55 degrees 20 minutes 14 seconds East, a distance of 287.77 feet to a capped iron rod set;
thence South 14 degrees 55 minutes 47 seconds West, a distance of 195.41 feet to a capped iron rod set along the northerly margin of Hallows Drive;

File: 01288-39976jjjj

thence with the margin along a non-tangential curve turning to the left with an arc length of 37.60 feet, having a radius of 50.00 feet, a chord bearing of South 78 degrees 57 minutes 22 seconds West, and a chord length of 36.72 feet to the point of beginning, having an area of 217,801.68 or 5 acres of land, more or less. This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660 and is based upon survey work Dale and Associates performed in the fall of 2015.

Being the same property conveyed to Kevin Martin and Dayla Martin, husband and wife by Quit Claim Deed dated 09/06/2016 from Dalamar Homes, LLC, a Tennessee Limited Liability Company of record in Instrument 201609070094061, Register's Office for Davidson County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this document was executed this 6 day of October, 2020.

Kevin Martin

Dayla Martin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Kevin Martin and Dayla Martin, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 6th day of October, 2020

Notary Public Erika Root
My Commission Expires: May 9 2022

ERIKA ROOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File: 01288-39976jjjj

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

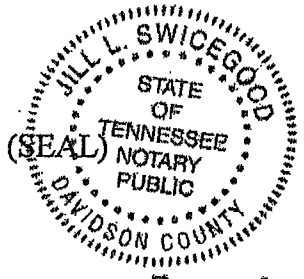
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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