Karen Johnson Davidson County
Batch# 572303 DEEDQC
02/10/2021 01:02:46 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210210-0019226

RECORDING REQUESTED BY:
Phillip Martin Jr.

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

(Above reserved for official use only)

RETURN DEED TO:

Phillip Martin Jr.
1208 N 6th St.
Nashville, Tennessee 37207

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

Tax Parcel ID/APN # 071160207.00

QUIT CLAIM DEED FOR TENNESSEE

(Joint Tenants)

STATE OF TENNESSEE
DAVIDSON COUNTY

THIS DEED is made this day of January 28th, 2021 by and between **"Grantor,"**

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

AND **"Grantees,"**

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

Michael Recardo Martin, an unmarried individual residing at 1208 N 6th Street, Nashville, Tennessee 37207

gift No consideration

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 Grantee 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 Street, Nashville, Tennessee 37207

Legal Description: Being Lot No. 114 and the south 10 feet of Lot No. 113 on the Map of Oakwood Park, as of record in Book 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 H. Potts, of record in book 3165, page 431, Register"s office for Davidson County, Tennessee.

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

Signature

Grantor signed, sealed, and delivered this quit claim deed to Grantees on January 28th, 2021

Grantor (or authorized agent)

x/ Phillip Martin JR

Print Name: PHILLIP MARTIN JR,

NOTARY ACKNOWLEDGEMENT

TENNESSEE
DAVIDSON COUNTY

On 2-4-2021 before me, Douglas R Sipes,
personally appeared Phillip Martin Jr., personally known to me to 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: 3-8-2021

Doug R Sipes
Notary Public, Tennessee

DOUGLAS R. SIPES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

833 07/05/84- 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.

Lorraine 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

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.

Phillip Martin JR.
Affiant

Subscribed and sworn before me, this 10 day of February, 2021

Doug C R Sipes
Notary

Douglas R. Sipes
Commission Expires
03-08-2021

DOUGLAS R. SIPES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON