Karen Johnson Davidson County
Batch# 572572 DEEDQC
02/11/2021 09:15:53 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210211-0019566

This instrument was prepared by:
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Franklin, TN 37064
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Send tax bills to: New Owner
Allison M. Martin
2016 Wilson Pike
Franklin, TN 37067

Map/Parcel No. 186-03-0A—157.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of zero Dollars ($0.00), and in accordance with the terms and conditions of the Final Decree for Divorce and Marital Dissolution Agreement, in certain case styled Allison M. Martin v. Scott Eric martin, Chancery Court for Williamson County, Tennessee, Docket No. 20CV-49349W. Scott Eric Martin (grantor), by these presents does herby remise, release, quitclaim and convey to Allison M. Martin (grantee), and his assigns, all grantor's right, title and interest in and to the following described land in Davidson County, Tennessee to wit:

> Land in Davidson County, Tennessee, being Lot No. 157, on the Plan of Final Plat. Burkitt Commons, Phase I of record in Plat Instrument No. 20180119-0006002, in the Register's Office for Davidson County, Tennessee, to which Plan Reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Scott E. Martin and Allison M. Martin by Warranty Deed filed for record August 27, 2019 Plat Instrument 20190927-0098470 in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to the Declaration of Easements, Covenants, Conditions and Restrictions of record in Plat Instrument 20190927-0098470; said Register's office; easement and setback lines as set forth on the above plan or record, and taxes for the current year which have been prorated and assumed the Grantee herein.

This Quitclaim Deed is being executed by Scott E. Martin to carry out the terms of a domestic decree, which is an adjustment of property rights and is exempt pursuant to T.C.A. 67-4-409(a)(3)(E).

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging, to the said Allison M. Martin, his heirs and assigns, forever.

THIS INSTRUMENT WAS PREPARED SOLEY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENTATIONS OR WARRANTY IS MADE BY THE PREPARER AS TO THE ACCURACY OF ANYTHING SET FORTH HEREIN.

WITNESS my hand this 3rd day of February, 2021.

SCOTT E. MARTIN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, executed the foregoing instrument for the purposes contained therein, by signing his name.

WITNESS MY HAND AND OFFICIAL SEAL at Franklin, Tennessee, this the 3rd day of February, 2021.

KATHERINE REBER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Notary Public
My commission expires:

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Allison Martin
Allison M. Martin, AFFIANT

Subscribed and sworn to before me on this 8 day of February 2021.

Michele McGill
Notary Public

My commission expires: 3/14/23

