Name and Address of New Owner:
Margaret Clare Martin
2918 McGavock Pike
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 599503 DEEDQC
03/24/2021 12:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210324-0038911

Send Tax Bills To:
Margaret Clare Martin
2918 McGavock Pike
Nashville, TN 37214

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street Suite 104
Nashville, TN 37206

Map & Parcel No: 053-03-0-264-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Teragram Holdings LLC,** "the Grantor," convey and quitclaim unto **Margaret Clare Martin, a married woman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 153, Section "B" Village of Old Hickory, as shown on Plan recorded July 16, 1948, of record in Plat Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Fronting 55 feet on Overton Street, containing 0.11 acres, more or less.
>
> Being the same property conveyed to Teragram Holdings, LLC by Deed dated March 30, 2018 from Margaret Clare Martin, recorded April 6, 2018, in Instrument Number 20180406-0032768, in the Official Records of Davidson County, Tennessee.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 22nd day of March, 2021.

Teragram Holdings LLC

By: _____ (SEAL)
Margaret Clare Martin, Sole Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Margaret Clare Martin, Sole Member of **Teragram Holdings, LLC**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as Sole Member of Teragram Holdings, LLC, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of March, 2021.

Sheila D Ewing-Agnew
Notary Public
My commission expires: 3.23.2021

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

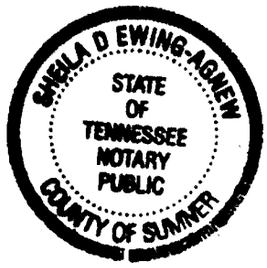
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that 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.

(Affiant)

Sworn to and subscribed before me this
22nd day of March, 2021.

Notary Public
My commission expires: 3.23.2021
File # 2021-4792-TN



True Copy Certification

I, Steve Berneman, 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.

Steve Berneman

State of Tennessee

County of Davidson

Personally appeared before me, Bailey Wind, a Notary Public for this county and state that Steve Berneman, acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 10-2-2023

Notary Seal (if on paper) Bailey Wind

