This instrument prepared by:
Spencer Lambert
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 624798 DEEDQC
04/28/2021 03:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210428-0057040

This instrument was prepared from information supplied by the parties. Spencer Lambert has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

SPENCER LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 31 day of March, 2021.

Notary Public
My Commission Expires: 11/6/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Richard Michael Martin 2210 Courtney Ave Nashville, TN 37218	New Owner	070-09-0-073.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, We, **Richard M. Martin, unmarried, and Jerolyn Casault, formerly known as Jerolyn Martin,** ("Grantors") do hereby quitclaim and convey unto **Richard M. Martin, unmarried**, ("Grantee"), his heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Orchard Hill, as shown on Plat of record in Plat Book 2663, page 98, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard M. Martin and Jerolyn Casault, husband and wife, by deed from Richard M. Martin dated October 1, 2019 and recorded October 8, 2019 of record in Inst. No. 20191008-0103226, Register's Office for Davidson County, Tennessee. Richard M. Martin and Jerolyn Casault are now divorced.

This is ☒ improved or ☐ unimproved property located at: **2210 Courtney Avenue, Nashville, Tennessee 37218.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31 day of March, 2021.

GRANTOR:

Richard M. Martin

Jerolyn Casault

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard M. Martin and Jerolyn Casault the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31 day of March 2021.

SPENCER LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11/6/24

True Copy Certification

I, Christopher M. Corriveau, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM