Karen Johnson Davidson County
Batch# 636098 DEEDQC
05/14/2021 10:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210514-0065202

Prepared by:
Hywater Title
1800 South Rutherford Boulevard
Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

Subscribed and Sworn before me this 12th day May, 2021.

Notary Public
My commission expires: 03/07/2023

AMANDA LEIGH WRINKLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
13934 Old Hickory Boulevard Antioch, TN 37013	The same	182-00-0-083

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, **Teresa Ann Mitchell-Martin and Tiffany M. Tournaud, as joint tenants with rights of survivorship,** hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto **Tiffany M. Tournaud, a married woman,** hereinafter the Grantee(s), all the right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

LAND in the 5th Civil District of Davidson County, Tennessee, described according to a survey prepared by David H. Parker, Surveyor, Dated March 22, 1971 as Follows:

Tract No. 2 -
BEGINNING at an iron pin in the Northerly margin of Old Hickory Boulevard at the common line between Tract No. 1 and herein described Tract No. 2; thence with said common line North 4 degrees 30 minutes, East 641.07 feet to an iron pin; thence North 85 degrees 39 minutes West, 108.00 feet to an iron pin; thence South 24 degrees 00 minutes West, 581.94 feet to an iron pin in the Northerly margin of said Old Hickory Boulevard; thence with said Northerly margin South 65 degrees 33 minutes East, 203.00 feet to an iron pin, said pin being the beginning of a curve to the left having a radius of 393.12 feet; thence with said curve in a Southeasterly direction 114.35 feet to the point of beginning and containing an area of 3.0 acres, more or less.

Being all of the same property conveyed to Teresa Ann Mitchell-Martin, an unmarried widow, by deed from Teresa Ann Mitchell-Martin, Trustee of The Martin Family Revocable Living Trust, dated July 8, 2008, of record in Instrument No. 20200429-0044544, dated 03/31/2020, Register's Office for said County. Also being all of the same property conveyed to The Martin Family Revocable Living Trust, dated July 8, 2008, Glenn W. Martin and Teresa Ann Mitchell-Martin, Trustors and/or Trustees by deed from Glenn W. Martin and Teresa Ann Mitchell-Martin of record in Instrument No. 20081204-0117658, dated 12/02/2008, Register's Office for said County. The said Glenn W. Martin died on May 12, 2019. Upon the death of Glenn W. Martin, Teresa Ann Mitchell-Martin became the sole Trustee of said Martin family Revocable Living Trust, dated July 8, 2008. Also being all of the same property conveyed Glenn W. Martin and wife, Terry Anne Martin by deed from Pauline Clem Kellow, unmarried, of record in Book 5796, page 318, dated 09/17/1981, Register's Office for said County.

Being the same property conveyed to Teresa Ann Mitchell-Martin and Tiffany M. Tournaud, as joints tenants with rights of survivorship, by deed from Jeffrey Mobley, Trustee further conveyed from Tereasa Ann Mitchell-Martin, Dated 03/31/2020, Recorded 05/15/2020, Instrument No. 20200515-0050750, Register's Office for Davidson County. The said Teresa Ann Mitchell-Martin is one and the same as Terry Anne Martin.

This property is improved property known as **13934 Old Hickory Boulevard, Antioch, TN 37013.**

Witness my hand this 12 day of May 2021.

Teresa Ann Mitchell-Martin

Teresa Ann Mitchell-Martin

Tiffany M. Tournaud

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally, appeared before me, the undersigned, a notary public in and for said county and state, Tiffany M. Tournaud, proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand this 12 day of May 2021.

Jami K Averwater

Notary Signature

My commission expires: _____

JAMI K. AVERWATER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
01-03-2022
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally, appeared before me, the undersigned, a notary public in and for said county and state, Teresa Ann Mitchell-Martin, proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this the 12 day of May 2021.

Jami K Averwater

Notary

My commission expires: _____

JAMI K. AVERWATER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
01-03-2022
COUNTY OF DAVIDSON

Copy Acknowledgement

I, Jami K. Averwater, 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.

Jami K. Averwater

Jami K. Averwater

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public for this county and state, Jami K. Averwater, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Eileen Smith

Notary Public

My Commission Expires: 8/27/22

