Karen Johnson Davidson County
Batch# 640170 DEEDQC
05/19/2021 02:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210519-0068023

**THIS INSTRUMENT PREPARED BY:**

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

*This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.*

## QUITCLAIM DEED

| Address of New Owner(s): | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| Marguerite F. Martin<br>3906 Wayland Drive<br>Nashville, TN 37215 | Cardinal Financial Company<br>3701 Arco Corporate Drive,<br>Suite 200<br>Charlotte, NC 28273 | 130-11-0-098.00 |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Marguerite Fish Martin** by these presents do hereby quitclaim and convey unto **Marguerite Fish Martin, as Trustee of The Marguerite Fish Martin Living Trust** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

**Land in Davidson County, State of Tennessee, described as follows, to-wit: being Lot No. 4 on the Plan of Tyne Meade, Section 4, of record in Book 1424, page 25, said Register's Office, described as follows:**

**Said Lot No. 4 fronts 117.1 feet on the northerly side of Wayland Drive and extends back 427.0 feet on the easterly line and 371.3 feet on the westerly line to a dead line in the rear measuring 124.4 feet thereon.**

**Being the same property conveyed to F. Kirke Martin, III, and wife, Marguerite F. Martin, by deed dated July 5, 1978, and recorded July 14, 1978, from John P. McGrath and wife, Joyce P. McGrath, of record in Deed Book 5310, page 992, Register's Office for Davidson County, Tennessee. F. Kirke Martin, III having since died on December 16, 2020.**

**Being the same property conveyed to Marguerite Fish Martin, as Trustee of the Marguerite Fish Martin Living Trust by quitclaim deed dated February 22, 2021 and recorded March 9, 2021 of record in Instrument No. 20210309-0030544, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Marguerite F. Martin by Quitclaim Deed from Marguerite Fish Martin, as Trustee of the Marguerite Fish Martin Living Trust, dated March 24, 2021 and recorded March 29, 2021 of record in Instrument No. 20210329-0041113, Register's Office for Davidson County, Tennessee.**

**Property Address: 3906 Wayland Drive, Nashville, TN 37215**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 24th day of March, 2021.

Affiant

My commission expires: 5-3-21
(Affix Seal)

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 24th day of March, 2021.

**Marguerite Fish Martin**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Marguerite Fish Martin** with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 24th day of March, 2021.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

# True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document rendered 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022