This instrument prepared by:
Jackson M. Welch, Jr., Esq.
Hartzog & Silva, PLLC
123 Fifth Avenue North
Franklin, Tennessee 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

Subscribed and sworn before me on this 21 day of July, 2021.

Notary Public
My Commission expires: 11-13-24

Karen Johnson Davidson County
Batch# 682566 DEEDQC
07/23/2021 10:17:45 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210723-0099032

Address of New Owner:
Lawrence Martin, Trustee
Lawrence Martin Revocable Trust
423 Avoca Street, #5
Nashville, TN 37203

Send Tax Bills To:
Same as New Owner

Map-Parcel:
104-02-I-G-005.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no advice or counsel to any party to this transaction related to federal, state, or local tax consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences.

QUITCLAIM DEED

For and in consideration of the sum of Ten and NO/100 dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Lawrence Martin** ("Grantor") does hereby grant, transfer, release, remise and forever quitclaim unto **Lawrence A. Martin, Trustee of the Lawrence A. Martin Revocable Trust u/a/d July 21, 2021** ("Grantee"), and his successors in trust, forever, all of Grantor's right, title, and interest in and to a certain tract of land situated in Davidson County, Tennessee, with said tract of land being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 5 The Acropolis, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and being described in a Declaration of Covenants, Conditions, and Restrictions for the Acropolis, a Horizontal Property Regime with Private Elements of record in Instrument No. 20070719-0086032, as amended in Instrument No. 20090701-0061359, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of the Acropolis, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20070719-0086032 and By Laws appended thereto as Exhibit "C", said Register's Office are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to Lawrence Martin by Deed from Land Development.Com, Inc., a Tennessee corporation, of record in Instrument No. 20130715-0072707, Register's Office for Davidson County, Tennessee.

This is improved property known as 423 Avoca Street, Nashville, TN 37203.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this instrument is hereby executed this 21 day of July, 2021.

GRANTOR:

Lawrence Martin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county

and state, **Lawrence Martin**, the within named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Franklin, Tennessee, this 21 day of July, 2021.

Notary Public
My Commission Expires: 11-13-24