39B

Prepared By:
Centennial Title Company, Inc.
30 Burton Hills Blvd, #165
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE SEARCH OR TITLE INSURANCE.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Nicholas Farren and Chris Farren, as joint tenants with right of survivorship**, does hereby quitclaim unto **Martin Street, LLC, as Tennessee limited liability company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows: **To Wit**:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Arlyne Heights of record in Plat Book 1424, Page 128, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nicholas Farren and Chris Farren by Warranty deed from Christopher A. Van Belkom of record in Instrument No. 20201120-0136962 Register's Office for Davidson County, Tennessee, dated November 18, 2020 and recorded on November 20, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and property taxes for the current year.

The interest of this Quitclaim Deed is to vest title interest in said property solely into **Martin Street, LLC, as Tennessee limited liability company.**

This is improved property, known as: 1807 Martin Street, Nashville, TN 37203

WITNESS THE EXECUTION HEREOF this 10th day of August 2021.

Nicholas Farren

Chris Farren

Karen Johnson Davidson County
Batch# 694778 DEEDQC
08/11/2021 01:07:28 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210811-0108458

State of Tennessee)
County of Davidson)

On this 10th day of August, 2021 of before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Nicholas Farren and Chris Farren** the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Lydia H Weaver
Notary Public
My Commission Expires: 7/9/22

LYDIA H. WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is great, for this transfer is: **$0.00**.

Affiant

Sworn and subscribed before me on this the 10th day of August 2021.

Lydia H Weaver
Notary Public
My Commission Expires: 7/9/22

LYDIA H. WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

New Owner:
Martin Street, LLC
1807 Martin Street
Nashville, TN 37203

Responsible For Tax Payment:
New Owner

Tax Map-Parcel #:
105-11-0-099.00