This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the below-described real estate, whichever is greater, is ZERO United States Dollars ($-0-).
Springdale Title, LLC 1914 Pinnacle Pointe Way Knoxville, TN 37922	Affiant
After Recording Return To The Above.	Sworn to and subscribed before me this 9th day of August, 2021.
	Notary Public My Commission Expires: 10/26/2024

Karen Johnson Davidson County
Batch# 698931 DEEDQC
08/17/2021 12:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210817-0111156

Quitclaim Deed

JOSEPH L. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INDENTURE, made this 9th day of August, 2021, among:

DEBORAH MARTIN TRUSTEE OF THE JOHN MARTIN AND DEBORAH MARTIN REVOCABLE TRUST

of Davidson County, Tennessee, including all heirs, successors and/or assigns (the "**Grantor**")

AND

DEBORAH MARTIN AS TRUSTEE OF THE JOHN MARTIN AND DEBORAH MARTIN REVOCABLE TRUST AND KEVIN D MYRICK, A MARRIED MAN

of Davidson County, Tennessee, including all heirs, successors and/or assigns (the "**Grantee**")

WITNESSETH:

THAT, the Grantor, for and in consideration of the sum of Ten and 00/100ths Dollars ($10.00), in hand paid, and other good and valuable consideration bargained for, the receipt and sufficiency of which is hereby acknowledged, does by these presents release, transfer, convey and QUITCLAIM unto Grantee all of Grantor's right, title and interest in the following described property (hereinafter referred to as the "Premises"):

Land in the Second Civil District of Davidson County, Tennessee, being a 3.0 acre, more or less, tract of the Virgie L. Alcorn property, according to a survey by Dixie Engineering Associates, Lewis R. Mefford, Jr., Surveyor, Tennessee No. 1107, and more particularly described as follows:

Beginning at a point in the Westerly boundary line of the existing Alcorn property as measured North 10 degrees 07 minutes East 470.56 feet from the center of Smith Springs Road, thence continuing with the Westerly boundary line of the Alcorn property North 10 degrees 07 minutes East 393.12 feet to an iron pin, thence with the Northerly boundary lines of the Alcorn property South 77 degrees 18 minutes 56 seconds East 37 feet to a point, thence South 84 degrees 58 minutes 56 seconds East 152 feet to a point, thence North 56 degrees 51 minutes 04 seconds East 37.5 feet to a point, thence South 84 degrees 58 minutes 56 seconds East 78 feet to a point, being an existing iron pin; thence North 88 degrees 00 minutes East 44.5 feet to an iron pin; thence South 10 degrees 07 minutes West with Alcorn's present Easterly boundary line 445.96 feet to a point; thence North 79 degrees 53 minutes West 335.32 feet to the point of beginning, containing 3.0 acres, more or less.

Being the same property conveyed to Deborah Martin and John E. Martin as Trustees of the John Martin and Deborah Martin Revocable Trust by Warranty deed from Verne Benke Jr., a married man of record in Instrument No. 20170525-0052412 and as corrected in Scrivener's Affidavit, recorded on January 03, 2018 of record in Instrument No. 20180103-0001102 Register's Office for Davidson County, Tennessee, dated May 25, 2017 and recorded on May 25, 2017.

John E. Martin having passed away on December 27, 2020 leaving Deborah Martin as the remaining Trustee per the John Martin and Deborah Martin Revocable Trust.

The grantor herein states that the above described property is not and has not even been used by them their spouses or dependents as a principal place of residence as set out in TCA 26-2-301.

TOGETHER WITH all the estate, right, title and interest of Grantor, with all hereditaments and appurtenances deriving from or appertaining to the Grantor and/or the Premises; including the release by Grantor of all claims to Homestead and Dower therein.

AND SUBJECT TO all matters that benefit and burden the Premises, whether or not evidenced by an instrument filed for record with the applicable Register's Office including, without limitation, matters that would be disclosed by a current and accurate survey of the Premises. By acceptance hereof, Grantee accepts the Premises, as it is and where it is and without recourse to or warranty from the Grantor.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

THE SOURCE of the above description is the same as the previous deed of record, no boundary survey having been made at the time of the conveyance.

THE PREPARER of this deed makes no representation as to the status of the title to the Premises. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Deborah Martin

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **DEBORAH MARTIN AS TRUSTEES OF THE JOHN MARTIN AND DEBORAH MARTIN REVOCABLE TRUST**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of August, 2021.

JOSEPH L. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My Commission Expires: 10/26/2024

Owner Name & Property Address:

John Martin and Deborah Martin Revocable Trust
Kevin D Myrick
3431 Milbridge Drive
Antioch, TN 37013

Responsible Party For Taxes:

Same

Tax ID: 151-00-0-088.00

Tennessee Certification of Electronic Document

I, Ashley Ramsey, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8-9-2021 (date of document).

Ashley Ramsey
Affiant Signature

8-9-2021
Date

State of TN

County of KNOX

Sworn to and subscribed before me this 9th day of August, 2021.

Lori Ann Christian
Notary's Signature

MY COMMISSION EXPIRES: 04/04/2022

NOTARY'S SEAL

