Karen Johnson Davidson County
Batch# 700409 DEEDQC
08/18/2021 01:57:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210818-0111857

QUIT CLAIM DEED

Return to.

BENJAMIN P. MARTEL AND KRISTIN J. MARTEL
1013 HALCYON AVENUE
NASHVILLE TN 37204
FILE NO SHM-3600913

STATE OF TN
COUNTY OF Rutherford
I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER, IS $ 10

Benjamin P. Martel, Kristin J. Martel
Affiant

SUBSCRIBED AND SWORN TO ME, THIS THE 13 DAY OF August, 2021

Notary Public

MY COMMISON EXPIRES: 5/18/25

TONYA GREER STATE OF TENNESSEE NOTARY RUTHERFORD COUNTY (AFFIX SEAL)

THIS INSTRUMENT WAS DRAFTED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BENJAMIN P. MARTEL AND KRISTIN J. MARTEL	BENJAMIN P. MARTEL AND KRISTIN J. MARTEL	118-01-0G-002-00
1013 HALCYON AVENUE NASHVILLE, TN 37204	1013 HALCYON AVENUE NASHVILLE, TN 37204	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **BENJAMIN P. MARTEL AND KRISTIN J. MARTEL, TRUSTEES OF THE MARTEL REVOCABLE LIVING TRUST DATED DECEMBER 8, 2011**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **BENJAMIN P. MARTEL AND KRISTIN J. MARTEL, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A" ATTATCHED HERETO AND MADE A PART HEREOF

PARCEL ID #118-01-0G-002-00

THIS BEING THE SAME PROPERTY CONVEYED TO BENJAMIN P. MARTEL AND KRISTIN J. MARTEL, TRUSTEES OF THE MARTEL REVOCABLE LIVING TRUST DATED DECEMBER 8, 2011 FROM ADAM M. LEIBOWITZ AND VANESSA LEIBOWITZ, HUSBAND AND WIFE, IN A DEED DATED JUNE 4, 2013, AND RECORDED JUNE 10, 2013, AS INSTRUMENT NO. 20130610-0058756

Property known as, 1013 HALCYON AVENUE, NASHVILLE, TN 37204

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 13 day of August, 2021

THE MARTEL REVOCABLE LIVING TRUST

Benjamin P. Martel
BENJAMIN P. MARTEL, Trustee

Kristin J. Martel, Trustee
KRISTIN J. MARTEL, Trustee

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, Tonya Greer of the state and county mentioned, personally appeared **BENJAMIN P. MARTEL AND KRISTIN J. MARTEL, TRUSTEES** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

TONYA GREER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
Printed Name: Tonya Greer
My Commission Expires: 5/18/25

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, CITY OF NASHVILLE, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 2 OF 1011 AND 1013 HALCYON AVENUE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS LOCATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED FOR 1011 AND 1013 HALCYON AVENUE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AS INSTRUMENT NO., 20070605-0067214, 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 1011 AND 1013 HALCYON AVENUE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CONTAINED IN SAID MASTER DEED, THE PLAT FILED AS EXHIBIT "B" TO SAID DECLARATION APPEARING IN INSTRUMENT NO. 20070605-0067214, AND BYLAWS 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.

PARCEL ID #118-01-0G-002-00

THIS BEING THE SAME PROPERTY CONVEYED TO BENJAMIN P. MARTEL AND KRISTIN J. MARTEL, TRUSTEES OF THE MARTEL REVOCABLE LIVING TRUST DATED DECEMBER 8, 2011 FROM ADAM M. LEIBOWITZ AND VANESSA LEIBOWITZ, HUSBAND AND WIFE, IN A DEED DATED JUNE 4, 2013, AND RECORDED JUNE 10, 2013, AS INSTRUMENT NO. 20130610-0058756.

Property Commonly Known As: 1013 Halcyon Avenue, Nashville, TN 37204
Parcel ID: 118-01-0G-002-00

True Copy Certification

- **The text of a certification of an electronic document must be in the following form.**

I, Tracy Broderick**, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 08/13/2021 **(date of document).**

Tracy Broderick

Affiant Signature

Date: 08/13/2021

State of Rhode Island

County of Newport

Sworn to and subscribed before me this 13 **day of** August**,** 2021**.**

Julia Surdel

Notary Signature

Julia Surdel
Notary Public, State of Rhode Island
My Commission Expires August 31, 2024

MY COMMISSION EXPIRES: August 31, 2024

Notary's Seal (if on paper)