Karen Johnson Davidson County
Batch# 713120 DEEDQC
09/10/2021 04:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210910-0121868

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00. Affiant Subscribed and sworn to before me This 3rd day of September, 2021. Notary Public My Commission Expires: 7/9/24

BRIAN C. JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner as:	Tax Bill To:	Map / Parcel
Barbara Martin 4482 Clarksville Pike Nashville, TN 37218	New Owners	081 10 0 335.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Barbara Martin, (hereinafter referred to as the "Grantor") do hereby reserve a life estate unto myself and quitclaim and convey unto Latassa M. Kent, my daughter, (hereinafter referred to as the "Grantee") all of the remainder interest in the following described parcel of real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the northerly 54 feet on the Southerly 107.5 feet of Lot. No. 14 on the Subdivision of Georgia Industrial Realty Company's North Nashville property, as of record in Book 421, page 188, Register's Office for said county, described as follows:

Beginning at a point in the easterly margin 24th Avenue, North, said point being 307.5 feet south of the intersection of said Avenue and Osage Street and being 107.5 feet north of the common corner of Lots Nos. 14 and 15; thence

southerly along the easterly margin of 24th Avenue, North 54 feet to an Iron pin; thence easterly and parallel to the northerly line of Lot No. 15.210 feet to a point; thence westerly 210 feet to the point of beginning.

BEING the same property conveyed to Willis Martin and wife, Barbara Martin by Quitclaim Deed from Angela M. Martin and Willis Martin of record in Instrument Number 20030821-0121558, Register's Office for Davidson County, Tennessee. Willis Martin has since died on August 23, 2016 and was survived by his wife, Barbara Martin, as the sole surviving tenant by the entirety.

This improved property known as 1626 24th Ave N, Nashville, Tennessee 37208.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 3rd day of September, 2021.

Barbara Martin
Barbara Martin

STATE OF Tennessee }
COUNTY OF Davidson }

Before me, the undersigned of the state and county mentioned, personally appeared **Barbara Martin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

My Commission Expires: 7/9/24

Brian James
Notary Public

BRIAN C. JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Robert J. Notestine, III, 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 9/8/21.

Date

Affiant Signature

9/8/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of September, 2021.

Notary's Signature

My Commission Expires: 7/9/24
Date

Notary's Seal (if on paper)

BRIAN C. JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY