Karen Johnson Davidson County
Batch# 713122 DEEDQC
09/10/2021 04:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210910-0121870

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 8th 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	Map 58 Parcel 149

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 in the attached Exhibit A, located in Davidson County, Tennessee, which Exhibit is incorporated herein by the reference.

BEING the same property conveyed to Willis Martin and wife, Barbara Martin by Deed from Frances M.K. Reeds, an unmarried man of record in Book 9199, Page 468, 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 0 Clarksville Pike, Nashville, TN 37218.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 8th 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: 1/9/24

Brian James

Notary Public

BRIAN C. JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Land in the 13th Civil District of Davidson County, Tennessee, being Tract No. 4 in the subdivision of the Count R. Boyd Property, not of record, and as shown on the survey made by Hickerson-Miller, Engineers-Surveyors, April 29, 1959 and described according to said survey as follows:
Beginning on the easterly margin of U.S. Highway 41-A or Clarksville Highway southwestwardly 300 feet from the southwest corner of the property conveyed, by deed, to R.B. Beal and wife, from Homeland, Inc., of record in Book 1129, page 368, Register's Office for Davidson County, Tennessee, being the corner of Tracts Nos. 3 and 4, on said unrecorded plan, thence with the line between said Tracts Nos. 3 and 4 southeastwardly 670 feet, more or less, to the southeast corner of said Tract No. 3; thence South 9 deg. 20' West 104 feet, more or less, to the corner of Tract Nos 4 and 5 on said unrecorded plan; thence with the line between said Tract Nos. 4 and 5 northwestwardly 713 feet, more or less, to the easterly margin of said Highway; thence with same northeastwardly 100 feet to the beginning.
Being the same property conveyed to Frances M.K. Reeds by deed from Leo Saad of record in Book 6547, page 874, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE REFERENCED PROPERTY BUT HEREBY EXPRESSLY EXCLUDED is the property conveyed to the State of Tennessee by deed from Frances M.K. Reeds of record in Book 8238, page 340, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the point of intersection of the existing southeast margin of Clarksville Pike and the north boundary of the Willis C. Martin property; thence with said existing margin northeasterly 100 feet, more or less to a point; thence with the south boundary of the Wylda J. Parker property South 55 deg. 58' 42" East 200.12 feet to a point; thence with the proposed southeast margin of State Route 155 South 64 deg. 54' 45.3" West 116.52 feet to a point; thence with said north boundary North 55 deg. 58' 42" West 138.87 feet to the point of beginning and containing 0.39 acres.

INCLUDED IN THE ABOVE REFERENCED PROPERTY BUT HEREBY EXPRESSLY EXCLUDED is the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7681, page 171, Register's Office for Davidson County, Tennessee, described as follows:

A 20 foot permanent easement across a portion of the Frances M.K. Reeds property; the centerline of said easement being more particularly described as follows:

Beginning at a point in the northeasterly line of the aforesaid property, said point being southeastwardly 156 feet, more or less, from the northerly corner (southeasterly right-of-way of Clarksville Hwy) of the aforesaid property; thence southwestwardly 17 feet, more or less, to a point; thence southwestwardly 85 feet, more or less, to a point in the southwesterly line of the aforesaid property, said point being southeastwardly 175 feet, more or less, from the westerly corner (southeasterly right-of-way of Clarksville Hwy) of the aforesaid property.

This conveyance is made subject to 1992 taxes and subsequent years, easements right-of-ways and restrictive covenants of record.

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