Karen Johnson Davidson County
Batch# 728791 DEEDQC
10/01/2021 10:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211001-0132265

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Ida Kathryn Martin** ("Grantor"), a single woman, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Quinta Ann Martin, Arrold Nunn Martin, and Clarence Lonell Martin, retaining a life estate in myself, Ida Kathryn Martin,** (Grantees), all of her rights, title, and interests in the following described real properties, to wit:

Parcel I - 643 W Nocturne Drive, Nashville, TN 37207 -- Map & Parcel: 070 04 0 094.00

Land in Davidson County, Tennessee, being a part of a survey of Lots 18, 19, 20, 21, 46, 47, 48 and part of Tract No. 2, Free Silver Place of record in Book 332, page 46, and a part of property recorded in Book 1910, Page 233, Register's Office for Davidson County, Tennessee; being shown as Tract No. 2 on a copy of a survey made by Hickerson, Miller, Engineers, dated October 9, 1958, as follows:

BEGINNING at a point on the southerly side of Manila Street, said point being south 89 degrees 07 minutes west 332.3 feet from the northwest corner of Haynes Heights, Section 2, of record in Book 2331, Pages 58 and 59, said Register's Office, thence south 12 degrees 00 minutes west 350 feet to an iron pin; thence south 0 degrees 15 minutes east 475 feet to an iron pin; thence north 87 degrees 30 minutes west 185 feet to an iron pin; thence north 0 degrees 15 minutes east 882 feet to an iron pin in the southerly margin of Manila Street; thence with the southerly margin of Manila Street along a slight curve 268.9 feet to the point of beginning, containing 3.9 acres more or less.

Being the same property Conveyed to William N Martin and wife Ida Kathryn Martin by Deed recorded at Book 3185, Page 47 in said Register's Office, TN. William N Martin died July 31, 1990 leaving Ida Kathryn Martin as the remaining tenant by the entirety.

Parcel II - 1228 Villa Place, Nashville, TN 37212 -- Map & Parcel: 105 05 0 007.00

Land in the City of Nashville, Davidson County, Tennessee, being Lot No. 3 of Block 37 on the Plat of a Subdivision of Lots Nos 37 and 52, O.B. Hayes Rokeby Addition, as of record in Book 547, Page 2, Register's Office for said County.

Said Lot No. 3 fronts 56 feet on the easterly side of Villa Street and runs back 152 feet 9 inches on the southerly line and 152 feet 8 inches on the northerly line to an alley, on which it measures 56 feet more or less.

Being the same property conveyed to Ida K Martin by Quit Claim Deed recorded at Book 6203, Page 149 in said Register's Office, Tennessee.

Ida K Martin and Ida Kathryn Martin are one and the same.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 24th day of September 2021.

Ida Kathryn Martin

Ida Kathryn Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Ida Kathryn Martin,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of September 2021.

Kysa S. Smith-Estes

NOTARY PUBLIC

KYSA SMITH - ESTES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: 9/2/2024

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

Janice M. Brown

AFFIANT

SUBSCRIBED AND SWORN before me this the 24th day of September 2021.

Kysa S. Smith-Estes

NOTARY PUBLIC

KYSA SMITH - ESTES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: 9/2/2024

PROPERTY OWNERS:
Ida Kathryn Martin, Quinta Ann Martin, Arrold Nunn Martin, and Clarence Lonell Martin

OWNER'S ADDRESS: **643 W Nocturne Dr, Nashville, TN 37207**

MAIL TAX BILLS TO: **Ida Kathryn Martin, ET. AL.**
643 W Nocturne Dr, Nashville, TN 37207

Certificate of Authenticity

I, Holly A. Mason, 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 September 24th, 2021.

Affiant Signature

9/28/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28th day of September, 2021.

Notary's Signature

(Notary Seal)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5-8-22