Karen Johnson Davidson County
Batch# 750514 DEEDQC
11/08/2021 08:34:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211108-0148573

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____- 0 - _____.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of November, 2021

Notary Public

Commission Expires _____

(Affix Seal)

(BLANK FOR REGISER'SOFFICE ENDORSEMENT)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 1, 2023

THIS INSTRUMENT WAS PREPARED BY:
Lawyer's Escrow Service, Inc. , 2021 Richard Jones Road, Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	Parcel ID Number:
Tracy Martin and Pherris Noel King 180 Heritage Trace Drive Madison, TN 37115	New Owner	042-11-0B-111.00

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **TRACY MARTIN a/k/a TRACY PAULETTE MARTIN** (hereinafter called the "Grantor"), for the express purpose of creating a tenancy in common with right of survivorship with my daughter, **PHERRIS NOEL KING,** by these presents do hereby grant, quitclaim and convey unto the said **PHERRIS NOEL KING** (hereinafter called the "Grantee"), and Grantee's heirs, successors and assigns, a one-half (1/2) undivided ownership interest as a tenant in common with right of survivorship with Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in **Davidson** County, Tennessee, being Apartment Unit No. 180 of Heritage Village Condominiums created under Title 66, Section 27-201, et. seq., as amended, **Tennessee Code Annotated**, and as established by Master Deed of record in Book 4758, page 179, and amended in Book 4808, page 829, Book 5102, page 383, and Book 6380, page 989, and further supplemented and amended by instrument of record in Book 6484, page 287, Register's Office for **Davidson** County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed, for a more complete identificaton and description of said Unit.

Being the same property conveyed to Grantor herein by warranty deed of record in Instrument No. 20060324-0033683, in the Register's Office for Davidson County, Tennessee.

Map/Parcel No.: 042 11 0B 111.00

Address: 180 Heritage Trace Drive, Madison, TN 37115

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

IN WITNESS WHEREOF, I have hereunto set my hand this 2nd day of November, 2021.

Tracy Martin
TRACY MARTIN, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named TRACY MARTIN, the within named bargainor, with who I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed her signature to the within instrument, further upon oath acknowledging that she did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 2d day of November, 2021.

Commission Expires: _____

STANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 1, 2023

NOTARY PUBLIC

Certificate of Authenticity

I, Ernest D. Bennett, 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 the 2d day of March, 2021.

Ernest D. Bennett, III 11-2-2021

Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 2d day of November, 2021

Mary Kristi Porter

Notary's Signature

MARY KRISTI PORTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023