Karen Johnson Davidson County
Batch# 753121 DEEDQC
11/10/2021 03:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211110-0150475

PREPARED BY:
SIDWELL, BARRETT
121 First Avenue South
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration is $0.00.

AFFIANT

ADDRESS OF NEW OWNERS:
Ronald Kevin Martin
7585 Hallows Drive
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner

Subscribed and sworn to before me
this 4 day of October, 2021.

NOTARY PUBLIC
My Commission Expires: 7/12/2025

Map/Parcel: 128-00-0-013.00

George Ziadeh
State of Tennessee Notary Public
Williamson County

QUITCLAIM DEED

In consideration of $10.00 and other good and valuable consideration, Dalamar Homes, LLC, a Tennessee limited liability company, hereby conveys all of its undivided right, title and interest to the hereinafter described property to Ronald Kevin Martin and Dayla Ruth Martin, husband and wife, Grantee. Said property conveyed herein is described as follows:

Land situated in the 22nd Council District of Davidson County, Nashville, Tennessee, being a portion of the land conveyed to Dalamar Homes, LLC by Warranty Deed, of Instrument Number 20150603-0051629, in the Register's Office for Davidson County (R.O.D.C., TN), and is more particularly described as follows:

Commencing at an easterly corner of the Resubdivision of Building Site No. 3 Sycamore Glen, of record in Plat Book 6250, Page 457, R.O.D.C., TN, thence along said line North 63 degrees, 13 minutes, 23 seconds West, a distance of 220.75 to a capped iron rod set, said rod being the point of beginning of the herein described land;

thence continuing along said line, North 63 degrees, 13 minutes, 23 seconds West, a distance of 1,159.39 feet to a capped iron rod set along the line of Robert D. Bell, of record in Instrument Number 20061103-0137282, R.O.D C., TN

thence along the line of Bell, North 28 degrees, 23 minutes, 25 seconds East, a distance of 66.00 feet to a capped iron rod set;

thence South 74 degrees, 23 minutes, 59 seconds East, a distance of 468.79 feet to a leaning 5/8" iron rod, said rod being the southwesterly corner of Norma C. Guye, of record in Instrument Number 20140324-0024103, R.O.D.C., TN;

thence South 76 degrees, 09 minutes, 59 seconds East, a distance of 686.13 feet to the south easterly corner of Tahere Mohagheghnia Pour, of record in Instrument Number 20100730-0059778, R.O.D.C., TN;

thence along the line of Chandler Martin, et al, of record in Instrument Number 20040308-0025974, R.O.D.C., TN, South 74 degrees, 13 minutes, 05 seconds East, a distance of 37.05' feet to a capped iron rod set;

thence leaving said line along a new severance line, South 28 degrees, 06 minutes, 57 seconds West, a distance of 317.67 feet to the point of beginning, having an area of 217,800.2 square feet or 5.00 acres of land, more or less.

This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660, on February 14, 2019 is based on survey work conducted by Dale and Associates in the fall of 2015 under Project No. 15270.

Being the same property conveyed to Dalamar Homes, LLC, a Tennessee limited liability company by Warranty Deed dated 10/08/2020 from Debar Land Company, LLC, a Tennessee limited liability company, of record in Instrument 20201009-0117903, Register's Office for Davidson County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, this document was executed this 4 day of October, 2021.

By: _____
Dayla R. Martin, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a notary public in and for the state and county aforementioned, Dayla R. Martin with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Secretary of Dalamar Homes, LLC, a Tennessee limited liability company and that she as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Secretary.

WITNESS my hand and seal this 4 day of October, 2021.

_____
Notary Public _____
My Commission Expires: 7/12/2025

George Ziadeh
State of Tennessee Notary Public
Williamson County

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 October 4, 2021.

Kimberly D Hicks
Affiant
Date: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 4 day of October, 2021.

_____
Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON