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 THE 10th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

WILLIAM E. GRONES NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/07/2023 DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 753869 DEEDQC
11/12/2021 11:06:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211112-0150770

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MARK DEWAYNE MARTIN and TYLER MARTIN	**NEW OWNER**	
(NAME)	(NAME)	
2252 TINNIN RD.	**PROPERTY ADDRESS**	**120-1.02 (Sumner) and p/o 007-00-0-086.00 (Davidson)**
(ADDRESS)	(ADDRESS)	
GOODLETTSVILLE, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **MARK DWAYNE MARTIN, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **MARK DEWAYNE MARTIN and TYLER MARTIN, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THEIR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN SUMNER COUNTY and DAVIDSON COUNTY, STATE OF TENNESSEE, AS FOLLOWS, TO WIT:

Land in the 6th Civil District of Sumer County, Tennessee and being described according to a survey by Ray G. Cole, Registered Land Surveyor, No. 942, date January 28, 1988 as follows:

BEGINNING at a point in the easterly margin of Tinnin Road at the intersection of the northerly margin of Shiloh Road, and being the most southwest corner of this tract; thence, with the margin of said Tinnin Road N. 38 deg. 03 min. 21 sec. W. 210.44 feet to an iron pin set in the easterly margin of said Tinnin Road; thence, leaving said Road N. 64 deg. 58 min. 05 sec. E. 444.16 feet to an iron pin set in the westerly line of Shirley McCord Property of record in Deed Book 385, page 125, Register's Office for said County; thence, with the line of said McCord S. 4 deg. 29 min. 48 sec. E. 100.00 feet to an iron pin set, the most southwest corner of said McCord and being in the northerly line of an access easement; thence, crossing said access easement S. 12 deg. 58 min. 17 sec. E. 140.17 feet to an iron pin set in the northerly margin off said Shiloh Road; thence, with the margin of said Shiloh Road for the next three calls as follows: S. 77 deg. 50 min. 44 sec. W. 40.66 feet to a point; thence with a curve to the left having a central angle of 16 deg. 38 min. 04 sec., a radius of 855.05 feet, and an arc length of 248.24 feet to a point; thence, S. 61 deg. 12 min. 40 sec. W. 46.24 feet to the beginning, containing 1.845 acres more or less.

Being all or a portion of the same property conveyed to Mark Dwayne Martin by Warranty Deed from Bernice McCord, dated April 29, 1988, and filed of record on June 8, 1988 in Book 25, Page 745, Register's Office for Sumner County, Tennessee and filed of record on January 12, 2010 in Instrument No. 20100112-0002938, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT that tract of land located in Davidson County, Tennessee, described as follows:

BEGINNING at a point on the existing north margin of Old Shiloh Road, said point being 54.72 feet left of Old Shiloh Road proposed centerline station 10+23.15; thence with the present right of way S 54 deg. 34 min. 14 sec. W 18.41 feet to a point, said point being 51.78 feet left of Old Shiloh Road proposed centerline station 10+04.99; thence with the existing east margin of Tinnin Road N 37 deg. 28 min. 59 sec. W 186.17 feet to a point being 15.01 feet left of proposed centerline station 51+69.02; thence with the proposed right of way 1) S 53 deg. 19 min. 26 sec. E 48.89 feet, 2) S 39 deg. 33 min. 05 sec. E 139.88 feet to the point of beginning, containing 2625 square feet.

Being all of the property conveyed to the City of Millersville, Tennessee by Warranty Deed from Mark Dwayne Martin, dated December 4, 2019, and filed of record on December 18, 2019 in Book 5102, Page 804, Register's Office for Sumner County, Tennessee and filed of record on January 6, 2020, in Instrument No. 20200106-0001408, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The aforementioned Grantor, MARK DWAYNE MARTIN is one and the same as MARK DEWAYNE MARTIN.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABLITY FOR THIS INSTRUMENT.

This is
( ) unimproved
(X) improved

property known as **2252 Tinnin Road, Goodlettsville, TN 37072**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this the 10 day of November, 2021.

Mark Dewayne Martin
MARK DWAYNE MARTIN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARK DWAYNE MARTIN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10 day of November, 2021.

William E. Gronis
Notary Public

My Commission Expires: 03/07/2023

WILLIAM E. GRONIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/07/2023
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212