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Karen Johnson Davidson County
Batch# 767458 DEEDQC
12/03/2021 01:06:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211203-0160768

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-14-2023

Affiant: _____

Subscribed and sworn before me, this the 30 day of November, 2021.

Notary Public: _____
My Commission Expires:

ADDRESS OF NEW OWNER:
Sean G. Hughes & Laura Hughes
9354 Ansley Lane
Brentwood, TN 37027

SEND TAX BILLS TO:
Same

MAP/PARCEL:
105-07-1E-003.00 CO

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **TWELVE26 MARTIN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of its undivided right, title and interest to the hereinafter described property to **SEAN G. HUGHES AND LAURA HUGHES, HUSBAND AND WIFE**, (hereinafter referred to as "**GRANTEES**") their successors and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. 3, together with common areas established by Declaration of Covenants, Conditions and Restrictions for Homes at 1226 Martin Street, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180109-0002932, and being shown on Plat attached thereto as Exhibit B and amended in Instrument No. 20190328-0028076, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sean G. Hughes and Laura Hughes, husband and wife, by Warranty Deed from Treemont Properties II, a Tennessee limited liability company, dated April 30, 2019, of record in Instrument No. 20190502-0040854, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Twelve26 Martin, LLC, a Tennessee limited liability company, by Quitclaim Deed from Sean G. Hughes and Laura Hughes, husband and wife, dated May 21, 2019, of record in Instrument No. 20190528-0049726, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 1226 Martin Street, Unit 3, Nashville, TN 37203

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

(1)

IN WITNESS WHEREOF, this document was executed this 30th day of November, 2021.

Twelve26 Martin, LLC, a Tennessee limited liability company

By: Sean G. Hughes
Its: Member

By: Laura Hughes
Its: Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Sean G. Hughes and Laura Hughes, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged themselves to be the Members of Twelve26 Martin, , LLC, a Tennessee limited liability company, the within named bargainors, and that they as such Members being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Twelve26 Martin, LLC, a Tennessee limited liability company, by Sean G. Hughes and Laura Hughes as such Members.

Witness my hand and official seal in Franklin, Tennessee, this 30th day of November, 2021.

Notary Public

My commission expires:

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023