Karen Johnson Davidson County
Batch# 780972 DEEDQC
12/29/2021 09:36:58 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211229-0171007

**Prepared by and Return to:**
**M. Steele Cantey, Esq.**
**MANIER & HEROD, a Tennessee Professional Corporation**
**1201 Demonbreun Street, Suite 900**
**Nashville, Tennessee 37203**
**(615) 742-9307**

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PAR. NO. |
|---|---|---|
| **Twelve26 Martin, LLC**<br>**9354 Ansley Lane**<br>**Brentwood, TN 37027** | **Same** | **105-07-1E-003.00 CO** |

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, **Sean G. Hughes and Laura Hughes, husband and wife**, (hereinafter referred to collectively and individually as "Grantor"), by these presents, do hereby quitclaim and convey unto **Twelve26 Martin, LLC, a limited liability company**, (hereinafter referred to as "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described property located in Davidson County, Tennessee:

> 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 Twelve26 Martin, LLC, a Tennessee limited liability company, dated November 30, 2021, of record as Instrument No. 20211203-0160768, Register's Office for Davidson County, Tennessee.

**This is improved property known as 1226 Martin Street, Unit 3, Nashville, in Davidson County, Tennessee 37203.**

The legal description stated above has been taken from the prior Quitclaim Deed conveying the interest in said property to Grantor and the draftsman assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title.

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

WITNESS MY HAND this 28 day of December, 2021

Sean G. Hughes, Grantor

Laura Hughes, Grantor

STATE OF TENNESSEE )
COUNTY OF Williamson )

Personally appeared before me, M. Steele Cantey, a Notary Public of this County, **Sean G. Hughes**, 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, at office. this 28 day of December, 2021.

M. STEELE CANTEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires October 11, 2025

Notary Public
My Commission Expires: 10-11-25

STATE OF TENNESSEE )
COUNTY OF Williamson )

Personally appeared before me. M. Steele Cantey, a Notary Public of this County, **Laura Hughes**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 28 day of December, 2021.

M. STEELE CANTEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires October 11, 2025

Notary Public
My Commission Expires: 10-11-25

**THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00. NO RECORDATION TAX IS DUE PURSUANT TO T.C.A. § 67-4-409(a)(4).**

**By:** _____
**Sean G. Hughes, Affiant**

**Sworn and subscribed to before me this** 28 **day of** December, **2021.**

STEELE CANTEY M. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires October 11, 2025

**My Commission Expires:** 10/11/25

_____
**Notary Public**