Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Lewis and Susan Martin, 902 Russell Street Nashville, Tennessee 37206	**121-00-0-050.01**	**Lewis and Susan Martin 902 Russell Street Nashville, Tennessee 37206**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, Tennessee 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **RMM Industries, LLC** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Lewis and Susan Martin** as husband and wife (the "Grantees"), Grantees' successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated herein by reference (the "Property").

This is improved property known as **1431 Pleasant Hill Road, Nashville, Tennessee Davidson County, Tennessee 37214.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Karen Johnson Davidson County
Batch# 787599 DEEDQC
01/11/2022 12:17:13 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220111-0003447

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 29 day of December, 2021.

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Notary Public
My Commission Expires: 7/7/25

Grantor and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brett Carter or Carter Shelton Jones, PLC perform a title examination; and that neither Brett Carter nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 28th day of December, 2021.

Lewis Martin, Member
RMM INDUSTRIES, LLC

Susan Martin, Member
RMM INDUSTRIES, LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lewis Martin and Susan Martin, the Members of RMM Industries, LLC,** a Tennessee limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Davidson County, Tennessee, on this the 28th day of December, 2021.

Notary Public

My Commission Expires:
7/9/22

BRETT CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

(Legal Description of the Property)

TRACT I:

A tract of land in the 3rd Civil District of Davidson County, Tennessee, according to a map prepared by E.L. Miller, Jr., and Co., dated February 28, 1964, more particularly described as follows: Beginning at a point in the westerly margin of Pleasant Hill Road; thence S 87 deg. 30' W, a distance of 528.0 feet to an iron pin; thence N 11 deg. 00' E a distance of 330 feet to an iron pin; thence N 87 deg. 30' E, 528.00 feet to an iron pin in the westerly margin of Pleasant Hill Road; thence in a southerly direction along the westerly margin of Pleasant Hill Road 254.0 feet to an iron pin in the westerly margin of Pleasant Hill Road; thence along the westerly margin of Pleasant Hill Road, S 5 deg. 30' W, 78.0 feet to the point of beginning. Said tract of land contains 4 acres, more or less.

TRACT II:

Land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 7 on the Plan of Division of Waggoner Heirs Property, of record in Minute Book I, Page 303, said Register's Office, described as follows:

Beginning at a point in the northeasterly corner of the property conveyed to Jerry L. Jarangin by deed from Vantrease of record in Book 4259, Page 577, said Register's Office; thence S 1 deg. W, 495 feet to a point; thence S 87 deg. 30' W, 264 feet to a point; thence N 11 deg. E, 495 feet to a corner post; thence N 87 deg. 30' E, 264 feet to the point of beginning, containing 3.17 acres, more or less.

Being the same property conveyed to Beatrice Pellerin Walker and husband, Mark Curtis Walker by Warranty Deed from Hilda M. Hibbett, unmarried dated April 3, 2014 and recorded April 9, 2014 of record in Instrument Number 20140409-0029529, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to RMM Industries, LLC, a Tennessee limited liability company, by Warranty Deed from Beatrice Pellerin Walker and husband, Mark Curtis, dated April 9, 2016 and recorded April 20, 2016 of record in Instrument Number 20160420-0038247, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions upon the use of the premises not appearing in the chain of title to the land.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 1431 Pleasant Hill Road, Nashville, Davidson County, Tennessee.