Karen Johnson Davidson County
Batch# 795850 DEEDQC
01/27/2022 08:43:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220127-0009694

QUITCLAIM DEED

MAIL RECORDED DEED TO:

GARRISON MARTIN
SIERRA MARTIN
116 GAYLE DRIVE
OLD HICKORY, TN 37138

OWNER (SEND TAX BILLS TO):

GARRISON MARTIN
SIERRA MARTIN
116 GAYLE DRIVE
OLD HICKORY, TN 37138

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GARRISON MARTIN and SIERRA MARTIN, husband and wife, and IRENE MARTIN, a widow (herein, "Grantor"), whose address is 116 Gayle Drive, Old Hickory, TN 37138, hereby bargains, sells, remises, releases, quit claims and conveys to GARRISON MARTIN and SIERRA MARTIN, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 116 Gayle Drive, Old Hickory, TN 37138, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 116 Gayle Drive, Old Hickory, TN 37138

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 23rd day of December, 2021

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Exp. 01/03/2022

PIN NO: 063 04 0 076.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Garrison Martin
GARRISON MARTIN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, GARRISON MARTIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of December, 2021

[Affix Notary Seal]

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jazmine Young
SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/03/2022

GRANTOR:

Sierra Martin
SIERRA MARTIN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, SIERRA MARTIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of December, 2021

[Affix Notary Seal]

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jazmine Young
SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/03/2022

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: Garrison Martin
GARRISON MARTIN

Subscribed and sworn to under oath before me, this 23rd day of December, 2021 by GARRISON MARTIN.

[Affix Notary Seal]

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jazmine Young
SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/03/2022

Grantee:

Grantee signature: Sierra Martin
SIERRA MARTIN

Subscribed and sworn to under oath before me, this 23rd day of December, 2021 by SIERRA MARTIN.

[Affix Notary Seal]

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jazmine Young
SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/03/2022

GRANTOR:

Irene M Martin

IRENE MARTIN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, IRENE MARTIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of December, 2021

[Affix Notarial Seal] JASZMINE YOUNG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jazmine Young

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/03/2022

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT 10 ON THE PLAN OF POLLY ACRES SUBDIVISION, OF RECORD IN PLAT BOOK 3700, PAGE 57 AND PLAT BOOK 3700, PAGE 90, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Instrument #20170705-0067250 on July 5, 2017.

PIN NO: 063 04 0 076.00

STREET ADDRESS:

116 Gayle Drive, Old Hickory, TN 37138

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

21-062398 (LB)

Tennessee Certification of Electronic Document

I, Perre Cabell, do hereby make oath that I am a licensed attorney and/or the 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 12/30/2021 (date of document).

Affiant Signature

12/30/2021
Date

State of MISSISSIPPI

County of HANCOCK

Sworn to and subscribed before me this 30 day of DECEMEMBER, 2021

Neisha L. Schwartz
Notary's Signature

MY COMMISSION EXPIRES: 12/2/2022

NOTARY'S SEAL

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 126157
NEISHA L. SCHWARTZ
Commission Expires
Dec. 2, 2022
HANCOCK COUNTY