Karen Johnson Davidson County
Batch# 797180 DEEDQC
01/31/2022 08:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220131-0010710

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Michael K. & Debra L. Martin	(NAME) NEW OWNER	51-11-0-9
(STREET ADDRESS) 204 Wellington Dr.		
(CITY) (STATE) (ZIP) Madison, TN 37115	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Michael K. Martin,** Grantor, does hereby quitclaim and convey unto **Michael K. Martin and wife, Debra L. Martin,** the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in DAVIDSON County, Tennessee, as follows:

Being Lot No. 65 on the plan of Oakland Acres, Section VII, as of record in Book 2663, Page 108, Register's Office for said County.

Said lot No. 65 fronts 135 feet on the northerly side of Wellington Drive and extends back between lines 367 feet on the easterly line and 170 feet on the westerly line, to a line in the rear, measuring 238.7 feet thereon.

Being the same property conveyed to Michael K. Martin, married by deed from Charles E. Hewitt and wife, Beatrice Cox Hewitt, dated March 19, 1999 and recorded March 25, 1999, of record in Book 11400, page 208, Register's Ofifce for Davidson County, Tennessee.

The property address is: 204 Wellington Drive, Madison, TN 37115.

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 11th day of January, 2022.

Affiant

My commission expires: 3/6/24
(Affix Seal)

Notary Public

Witness my hand this 11th day of January, 2022.

Michael K. Martin

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of January, 2022, before me personally appeared Michael K. Martin, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 11th day of January, 2022.

Elaine C. Williamson
Notary Public

6.21.22
My Commission Expires:



Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 1/11/2022 (date of document).

Affiant Signature

1/20/2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 20 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY