Karen Johnson Davidson County
Batch# 805179 DEEDQC
02/14/2022 03:45:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220214-0017078

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars and no/100 ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **TTD Builders, LLC, a Tennessee Limited Liability Company** ("Grantor"), hereby sells, remises, releases, conveys, and quit claims unto **Joseph Henry Martin,** (Grantee), all of his/her/their/its rights, title, and interests in the following described real property, to wit:

Being the westerly 50 feet of Lots 127, 128 and 129 on the Plan of Maury and Claiborne's Addition to Nashville, Tennessee, as of record in Book 21, Page 84, Register's Office for Davidson County, Tennessee

Said parts of Lots 127, 128 and 129 front 50 feet on the northerly side of Fain Street, formerly Spring Street, and extend back between parallel lines with the easterly side of an alley 105 feet to the southerly line of Lot No. 126.

Being the same property conveyed to TTD Builders, LLC, by virtue of that certain Warranty Deed dated November 27, 2018, and being of record at Instrument No. 20181129-0116466 in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 2 day of **February, 2022.**

TTD Builders, LLC

By: Joseph Henry Martin, sole member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Joseph Henry Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member of TTD Builders, LLC, the within named bargainor, a Limited Liability Company, and that such sole member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of TTD Builders, LLC.

WITNESS my hand and official seal at office this 2nd day of **February, 2022.**

Elissa Schmidt
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/8/2025

ELISSA SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

Josephine Yancey
AFFIANT

SUBSCRIBED AND SWORN before me this the 2nd day of **February, 2022.**

Elissa Schmidt
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/8/2025

ELISSA SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS: **70 Fain St., Nashville, TN 37210**
TAX PARCEL NO.: **09316012100**
PROPERTY OWNER: **Joseph Henry Martin**
OWNER'S ADDRESS: 146 Fain st Nashv. Tn TN 37210
MAIL TAX BILLS TO: 146 Fain st Nashv. Tn TN 37210

Certificate of Authenticity

I, Holly A Mason, 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 2/2/22.

Affiant Signature

2/2/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of February, 20___.

Notary's Signature

(Notary Seal)

SHERYL A. CALLISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-2025