Karen Johnson Davidson County
Batch# 826740 DEEDQC
03/23/2022 10:13:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220323-0033256

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 14th day of March, 2022

Notary Public

My Commission expires 7/9/24

NAME AND ADDRESS OF PROPERTY OWNER:
Nicholas Martin & Vanda Martin
583 Annex Ct, Unit B
Nashville, TN 37209

SEND TAX BILLS TO:
Nicholas Martin & Vanda Martin
583 Annex Ct, Unit B
Nashville, TN 37209

MAP AND PARCEL NUMBER: 09210008000

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

QUITCLAIM DEED

22NT00368

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Smart Properties, LLC

By these presents do remise, release and **QUITCLAIM** unto

Nicholas Martin and Vanda Martin, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 35 on the Plan of T.M. Steger's Clifton Pike Subdivision, of record in Book 421, Page 112, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Subject property is owned by grantor for commercial purposes and is not nor will be a personal principal place of residence.

Being the same property as conveyed to Smart Properties, LLC by Quitclaim Deed from Nicholas Martin and Vanda Martin dated 08/03/2016 recorded 11/28/2016 in Book NA, Page NA, as Document Number 20161128-0124677, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is an improved property commonly known as: 2940 Torbett St, Nashville, TN 37209-4024

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14th day of March, 2022

Smart Properties LLC

Smart Properties, LLC

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Nicholas Adam 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 manager (or other officer authorized to execute the instrument) of **Smart Properties, LLC,** the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office, this 14th day of March, 2022

Notary Public

My Commission expires: 7/9/24.

Nicholas Adam Martin

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Nicholas Adam Martin**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

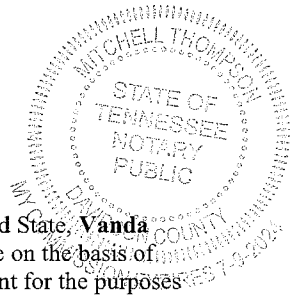
Witness my hand and official seal at office, this 14th day of March, 2022

Notary Public

My Commission expires: 7/9/24

Vanda Martin

Vanda Martin



State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Vanda Martin**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of March, 2022

Notary Public

My Commission expires: 7/9/24

Tennessee Certification of Electronic Document

I, Anna Bates 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 3/14/22 (date of document).

Anna Bates
Affiant Signature

3/15/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 of March, 2022.

(SEAL)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

Notary's Signature
My Commission Expires: