Karen Johnson Davidson County
Batch# 841626 DEEDQC
04/19/2022 10:57:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220419-0044842

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Emily Reed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF April, 2022.

VB
Notary Public

COMMISSION EXPIRES: 10/2/2023

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Olivia Pedigo, McMichael & Gray, P.C.
22 Century Blvd, Ste. 450, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
RODNEY A. MARTIN, JR.	**OWNER AT OWNER'S ADDRESS** Highlands Residential	092-05-0-299.00
(Name) **3845 STEVENS LANE**	950 W. Bethany Drive Ste. 800	
(Address) **NASHVILLE, TN 37218**	Allen, TX 75013	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Brian Thomas and Lakeshia Thomas, husband and wife,** hereinafter referred to as Grantors, hereby quitclaims to **Rodney A. Martin, Jr., a married man,** all of its right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lots No. 76 and 77 on the Plan of G.E. Jackson's Subdivision of the Marable Lot, as of record in Book 161, Page 86, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 76 and 77 adjoin and front together 78 feet on the Southerly side of Clifton Pike, or Road, and run back between parallel lines, 115 feet, more or less, to an alley.

Being the same property conveyed to Rodney A. Martin, Jr. by Warranty deed from Randall L.

Tanley and Patricia Tanley of record in Instrument No. 20070416-0045446 Register's Office for Davidson County, Tennessee, dated March 28, 2007 and recorded on April 16, 2007.

Being the same property conveyed to Rodney Martin and Brian Thomas, as tenants in common by Quit Claim deed from Rodney Martin of record in Instrument No. 20070725-0088094 Register's Office for Davidson County, Tennessee, dated April 18, 2007 and recorded on April 25, 2007. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 3319 Clifton Ave Nashville, Tennessee, 37209.

Subject to easements, restrictions and covenants of record.

unimproved ☐
This is ☒ property, known as 3319 CLIFTON AVENUE, NASHVILLE, TN 37209
improved

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

IN WITNESS WHEREOF, have hereunto set their signatures, on this, the 6 day of April, 2022.

BRIAN THOMAS

LAKESHIA THOMAS

STATE OF MD
COUNTY OF Howard

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Thomas and Lakeshia Thomas, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 6 day of April, 2022.

NOTARY PUBLIC (SEAL)

Samuel Inhsuh Park Comm. Exp. 09-10-2025 NOTARY PUBLIC Howard COUNTY, MD

My commission expires:
9/10/25

I, Andy Maloney, 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 4/6/2022 (date of document).

Affiant Signature
Date 4/6/2022

State of TN
County of Williamson

Sworn to and subscribed before me this 6 day of April, 2022

Notary's Signature
MY COMMISSION EXPIRES: 10/26/24

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY