Karen Johnson Davidson County
Batch# 848045 DEEDQC
04/29/2022 09:56:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220429-0049759

Commitment Number: 29866758
Seller's Loan Number: 1169146059

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
JOSEPH MARTIN, 146 Fain St., Nashville, TN 37210

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
093-16-0-315-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

JOSEPH MARTIN, joined by spouse **MEGAN MARTIN**, whose mailing address is **146 Fain St., Nashville, TN 37210**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents), in consideration paid, grants and quitclaims to **JOSEPH MARTIN,** married, hereinafter grantee, whose tax mailing address is **146 Fain St., Nashville, TN 37210**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 146 Fain St., Nashville, TN 37210

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a

deed recorded at 20130410-0035329 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 093-16-0-315-00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on April 15, 2022.

JOSEPH MARTIN

MEGAN MARTIN

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on April 15, 2022 by **JOSEPH MARTIN** and **MEGAN MARTIN** who is personally known to me or has produced TN DR LIC as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

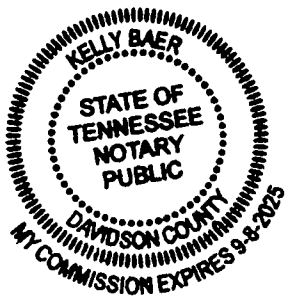
KELLY BAER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

State of TN
County of DAVIDSON

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

Subscribed and sworn to before me

This 15 day of April, 2022.



(Seal)

Affiant

JOSEPH MARTIN
Print Name

Notary Public

My commission expires:

09/08/2025

KELLY BAER
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF BLOCK "D" ON THE PLAN OF THE SUBDIVISION OF THE HOMESTEAD BLOCK OF THE HERMITAGE ADDITION, AS OF RECORD IN BOOK 57, PAGE 76, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 45 FEET OF LOT NO. 3 ON THE PLAN OF THE SUBDIVISION OF SAID BLOCK "D", NOT OF RECORD, DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTHERLY MARGIN OF FAIN STREET, FORMERLY HERMITAGE AVENUE, AT A POINT 100 FEET EAST OF THE EASTERLY MARGIN OF DECATUR AVENUE, SAID POINT BEING THE CORNER OF LOT NO. 2 AND 3 ON SAID UNRECORDED PLAN; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, NORTHWARDLY 127 FEET TO THE SOUTHERLY MARGIN OF I-40; THENCE WITH I-40, EASTWARDLY 47.5 FEET; THENCE SOUTHWARDLY AND PARALLEL WITH THE LINE BETWEEN SAID LOT NOS. 2 AND 3, 114 FEET TO THE NORTHERLY MARGIN OF FAIN STREET; THENCE WITH SAID STREET, WESTWARDLY 45 FEET TO THE BEGINNING. BEING THE SAME PROPERTY CONVEYED TO JOSEPH MARTIN, FROM DEBORAH MARTIN, DATED 04/08/2013, RECORDED 04/10/2013, DEED INSTRUMENT # 20130410-0035329, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Tennessee Certification of Electronic Document

I, Kathy Jo Peak, 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 4/15/2022 (date of document).

Kathy Jo Peak
Affiant Signature

4/19/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 19th day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries