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

Karen Johnson Davidson County
Batch# 859096 DEEDQC
05/19/2022 12:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220519-0058123

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 9 day of May, 2022

Notary Public

My Commission expires 11 / 06 / 24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Jacob Alexander Trunzo
Justus Christina Martin
2509B Carter Ave
Nashville, TN 37206

SEND TAX BILLS TO:
Jacob Alexander Trunzo
Justus Christina Martin
2509B Carter Ave
Nashville, TN 37206
MAP AND PARCEL NUMBER: 083044C00200CO

QUITCLAIM DEED

22NT00395

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,

Justus Christina Martin, an unmarried woman

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

Jacob Alexander Trunzo and Justus Christina 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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 2509 Carter Avenue, A Horizontal Property Regime with Private Elements of record as Instrument No. 20201110-0132359 and being shown on Plat attached as Exhibit "B", in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property as conveyed to Justus Christina Martin, an unmarried woman by Warranty Deed from Tempie Eschbach, Ralph E. Barnes, and Chad D. Barnes dated 06/03/2019 recorded 06/05/2019 as Document Number 20190605-0053512, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 2509B Carter Ave, Nashville, TN 37206-1311.

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 6 day of May, 2022

Justus Christina Martin

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Justus Christina 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 6 day of May, 2022

Notary Public

My Commission expires: 9/2/24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 May 6, 2022 (date of document).

Affiant Signature

May 12, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 of May, 2022.

Notary's Signature
My Commission Expires:

(SEAL)

