Karen Johnson Davidson County
Batch# 887327 DEEDQC
07/12/2022 08:48:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220712-0079740

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Stephen W. Martin and Leanne J. Martin, Co-Trustees Martin Family Community Property Trust 109 Blackburn Avenue Nashville, TN 37205	New Owner	13001018600

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Leanne J. Martin**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Stephen W. Martin and Leanne J. Martin, Co-Trustees, Martin Family Community Property Trust dated July 7, 2022** ("Grantees"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

LAND in Davidson County, Tennessee, being the northerly 45 feet of Lot No. 109 and all of Lot No. 111, on the plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, as shown on plat of record in Plat Book 421, Page 94 and 95, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.

According to said Plat said part of Lot No. 109 fronts 45 feet on the easterly side of Blackburn Avenue and runs back between parallel lines 190 feet on the northerly line and 172 feet, more or less, on the southerly line to a dead line, measuring 50 feet, more or less, thereon.

According to said Plat Lot No. 111 fronts 60 feet on the easterly side of Blackburn Avenue and runs back 185 feet on the northerly line and 185 feet on the southerly line to a private park on said plan, measuring 60.2 feet, thereon.

Being the same property conveyed to **Leanne J. Martin**, by Quitclaim Deed dated December 22, 2010, from **Stephen W. Martin and wife, Leanne J. Martin**, recorded in Instrument No. 20101228-0102378, Register's Office of Davidson County, Tennessee. Also being the same property conveyed to **Stephen W. Martin and wife, Leanne J. Martin** by deed from **Daniel Swan Burrus and wife, Elizabeth Gwin Burrus**, of record in Book 11650, Page 728, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **109 Blackburn Avenue, Nashville, TN 37205.**

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 7th day July 2022.

Leanne J. Martin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Leanne J. Martin**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day July 2022.

Notary Public

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires:
9/16/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 7th day July 2022.

Notary Public

My Commission Expires:
9/16/2023

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY