THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 909165 DEEDQC
08/29/2022 09:21:50 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220829-0096939

Recorder and Assessor Please Note: Please be sure to index and show ownership *in the final Grantees* as stated in the Re-Conveyance as the final vested owners, and NOT in the name of the Trustee who is merely a strawman.

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested by or provided to any person regarding the legal significance or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.]

QUITCLAIM DEED

(To Create a Joint Tenancy with Right of Survivorship in the Final Grantees)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael Justin Martin, Loretta White Martin, and Darrin Maurice Martin 2349 Riverside Drive Nashville, TN 37216	**Owners**	**072 07 0 257.00**

For and in Consideration of the sum of ten dollars cash in hand paid, and with the specific intent and for the purpose of creating in the end by **RE-CONVEYANCE** a **JOINT TENANCY WITH RIGHT OF SURVIVORSHIP** in and to **Michael Justin Martin, Loretta White Martin, and Darrin Maurice Martin**, the Final Grantees, I, **Loretta W. Martin** by these presents do remise, release and **QUITCLAIM** unto **W. AARON FORTNER, as TRUSTEE,** his successors and assigns, all of my right, title, and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being **Lot No. 51 and the northerly one-half of Lot No. 52**, on the unrecorded plan of the R. M. Dudley 30-acre tract described according to a survey made by W. B. Southgate, Surveyor, April, 1936.

BEGINNING on the easterly margin of Riverside Boulevard, at the corner of Lots 50 and 51; thence with the line between said two lots eastwardly 183 feet to the westerly margin of an alley; thence with said margin southwardly 94 feet to a point; thence westwardly 189 feet, more or less, to the easterly margin of Riverside Boulevard; thence with said margin, northwardly 75 feet to the point of beginning. The said Riverside Boulevard having since been changed to Riverside Drive.

Being the same property conveyed to Loretta W. Martin by Warranty Deed from Sara Ann Tippett Brown, unmarried, filed on 11/28/1994, at Book 9528, page 841, Davidson County Register of Deeds. Note that Loretta W. Martin and Loretta White Martin are one and the same person.

This is property commonly known as 2349 Riverside Drive, Nashville, TN 37216.*

*An address is not, and is not part of a legal description of real property.

Witness my hand this 17th day of Aug., **2022**:

Loretta W. Martin

Loretta W. Martin

A WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Loretta W. Martin** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of Aug., **2022**:

Notary Public

My Commission Expires: 9/2/2024

RE-CONVEYANCE to FINAL GRANTEES

AND NOW, I, the said **W. Aaron Fortner, as TRUSTEE** for the express purpose of carrying out the intent of this instrument as above set out, do hereby remise, release, reconvey, and **QUITCLAIM** unto **MICHAEL JUSTIN MARTIN, LORETTA WHITE MARTIN, and DARRIN MAURICE MARTIN**, together as **JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, all of my right, title and interest in the same property hereinabove described and set forth, to which reference is hereby made for a complete description.

Witness my hand this 20 day of August, **2022**:

W. Aaron Fortner, as Trustee

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 **W. Aaron Fortner, as Trustee**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20 day of August, **2022**:

Notary Public

My Commission Expires: 6.14.2026

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20 DAY OF August, **2022**:

Notary Public

My Commission Expires: 6.14.2026

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY