Karen Johnson Davidson County
Batch# 926091 DEEDQC
10/05/2022 12:34:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20221005-0109942

QUITCLAIM DEED

MAIL RECORDED DEED TO:

ROSIE MILLIGAN
PROFESSIONAL BUSINESS
MANAGEMENT/CONSULTING SERVICES
1425 W. MANCHESTER AVE., STE. B
LOS ANGELES, CA 90047

OWNER (SEND TAX BILLS TO):

KAREN MERRIMAN MARTIN, TRUSTEE
1712 KNOWLES STREET
NASHVILLE, TN 37208

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, KAREN NAN MERRIMAN MARTIN, an unmarried woman (herein, "Grantor"), whose address is 1712 Knowles Street, Nashville, TN 37208, hereby bargains, sells, remises, releases, quit claims and conveys to KAREN MERRIMAN MARTIN, TRUSTEE, or any successors in trust, under the KAREN MERRIMAN-MARTIN REVOCABLE LIVING TRUST dated August 8th, 2022, and any amendments thereto (herein, "Grantee"), whose address is 1712 Knowles Street, Nashville, TN 37208, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1712 Knowles Street, Nashville, TN 37208

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

PIN NO: 2W 24979

This Instrument Prepared By: RAVEN PERRY-BEACH, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 18 day of August, 2022

GRANTOR:

Karen Nan Merriman Martin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Karen Nan Merriman Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 18 day of August, 2022.

[Affix Notary Seal]

D. Lockett
SIGNATURE OF NOTARY PUBLIC
My commission expires: July 3, 2023

DANARA LOCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Grantee:

KAREN MERRIMAN-MARTIN REVOCABLE LIVING TRUST dated August 8, 2022

Karen Merriman Martin

Karen Merriman Martin, Trustee

Subscribed and sworn to under oath before me, this 18 day of August, 2022 by Karen Merriman Martin, as Trustee of KAREN MERRIMAN-MARTIN REVOCABLE LIVING TRUST dated August 8, 2022.

[Affix Notary Seal]

D. Lockett

SIGNATURE OF NOTARY PUBLIC
My commission expires: July 3, 2023

DANARA LOCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 32 and the west 10 feet of Lot No. 31 on the Map of Bransford Realty Company's Resubdivison of part of the Manlove Addition of record in Book 421, page 53, Register's Office for said County.

Said Lot and part of said lot adjoin and front together 50 feet on the north side of Thompson Street, as widened, and run back between parallel lines, 138.5 feet, more or less, to an alley.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed Book 10791 at Page 114 on February 11, 1998.

PIN NO: 2W 24979

STREET ADDRESS:

1712 Knowles Street, Nashville, TN 37208

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Shelley Bryant, 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 August 8, 2022 (date of document).

S. Bryant
Affiant Signature

October 5, 2022
Date

State of Florida

County of Hillsborough

Sworn to and subscribed before me this 5th day of October, 2 022

Angela N. Guiler
Notary's Signature

MY COMMISSION EXPIRES: 9/20/2025

NOTARY'S SEAL

Notary Public State of Florida
Angela N Guiler
My Commission
HH 156837
Exp. 9/20/2025