Karen Johnson Davidson County
Batch# 936621 DEEDQC
11/01/2022 01:55:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20221101-0117918

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: Better Settlement Services, LLC
401 Plymouth Road Suite 550,
PLYMOUTH MEETING , PENNSYLVANIA 19462

Reference Number: BSS-TN-RF-1376782

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Lee Clifford Martin, III	Lee Clifford Martin, III	086140C02400CO
3911 Dodson Chapel Road, Unit 24	3911 Dodson Chapel Road, Unit 24	
Hermitage, TN 37076	Hermitage, TN 37076	

QUITCLAIM DEED

Deed Exempt Pursuant to Section T.C.A. 67-4-409(a)(3)(F)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, LEE C. MARTIN, III and LINDA K. MARTIN, Co-Trustees of The MARTIN FAMILY TRUST Dated October 26, 2011, solely of record as The MARTIN FAMILY TRUST Dated October 26, 2011, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto LEE CLIFFORD MARTIN, III, a married man, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 3911 Dodson Chapel Road, Unit 24, Hermitage, TN 37076, his heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Being a certain condominium unit described as follows: Unit No. 24, in a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven as shown in Exhibit A-2 of the Master Deed of Woodhaven Condominiums, appearing of record in Instrument No. 20011005-0108857 and amended in Instrument No. 20170524-0051721, of the Register's Office of Davidson County, Tennessee.

Tax ID No.: 086140C02400CO

BEING the same which Oley, Inc., a Tennessee corporation by Deed dated May 19, 2022 and recorded May 27, 2022 in the Office of the County Register of Deeds for the County of Davidson, State of Tennessee in Instrument No. 20220527-0062081 conveyed unto The Martin Family Trust Dated October 26, 2011.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 3911 Dodson Chapel Road, Unit 24, Hermitage, TN 37076.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 28 day of OCTOBER, 2022.

LEE C. MARTIN, III, Co-Trustee of The MARTIN FAMILY TRUST Dated October 26, 2011, solely of record as The MARTIN FAMILY TRUST Dated October 26, 2011

By: _____
LEE C. MARTIN, III, Co-Trustee

STATE OF ~~TENNESSEE~~ KR California
COUNTY OF San Diego

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that LEE C. MARTIN, III and LINDA K. MARTIN, Co-Trustee of The MARTIN FAMILY TRUST Dated October 26, 2011, solely of record as The MARTIN FAMILY TRUST Dated October 26, 2011, in his/her full and authorized capacity on behalf of said trust, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 28 day of OCT, 2022.

_____
Notary Public
My Commission expires: 10/26/24

KEVIN REED
COMM. #2334531
Notary Public - California
San Diego County
My Comm. Expires Oct. 26, 2024

NRO1 NRO1

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this _____ day of 28 October, 20 22.

LINDA K. MARTIN, Co-Trustee of The MARTIN FAMILY TRUST Dated October 26, 2011, solely of record as The MARTIN FAMILY TRUST Dated October 26, 2011

By: _____
LINDA K. MARTIN, Co-Trustee

STATE OF ~~TENNESSEE~~ KR California
COUNTY OF San Diego

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that LINDA K. MARTIN, Co-Trustee of The MARTIN FAMILY TRUST Dated October 26, 2011, solely of record as The MARTIN FAMILY TRUST Dated October 26, 2011, in his/her full and authorized capacity on behalf of said trust, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 28 day of OCT, 20 22.

_____
Notary Public
My Commission expires: 10/26/24

KEVIN REED
COMM. #2334531
Notary Public · California
San Diego County
My Comm. Expires Oct. 26, 2024

NRO1 NRO1

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

LEE CLIFFORD MARTIN, III

Subscribed and sworn to before me this 28 day of OCT, 2022

Notary Public
My Commission expires: 10/26/24



THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Tennessee Certification of Electronic Document

I, Gavin A. Jones, 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 10/28/2022 (date of document).

Affiant Signature

11/1/2022
Date

COMMONWEALTH
~~State~~ of PENNSYLVANIA

County of MONTGOMERY

Sworn to and subscribed before me this 1st day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 03/19/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2023
Commission number 1347499