THIS INSTRUMENT PREPARED BY: ***Brittney Mulvaney, Attorney at Law*** ***BPR # 34427*** *Mulvaney Law* *256 Seaboard Lane, Suite G-103* *Franklin, TN 37067* *(615) 489-8302* This instrument was prepared upon information furnished by the parties, and no independent title search has been made.	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* Heidi Martin *Affiant* *Sworn to and subscribed before me this 3rd day of November, 2022* *Notary Public* *My commission expires: 6/9/24* BRITTNEY R. MULVANEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-09-2024

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 938576 **DEEDQC**
11/07/2022 12:01:34 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20221107-0119597

Name and Address of New Owner:
The Scott Martin Trust
Scott Keller Martin, Trustee
2307A 23rd Avenue N
Nashville, TN 37208

Send Tax Bills To:
Same

Street Address of Subject Property:	**Map and Parcel:**
2307A 23rd Avenue N Nashville, TN 37208	081-02-4L-001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SCOTT KELLER MARTIN, AN UNMARRIED MAN,** hereinafter called **"GRANTOR,"** hereby conveys and quitclaims unto **THE SCOTT MARTIN TRUST, SCOTT KELLER MARTIN, TRUSTEE,** hereinafter called **"GRANTEE,"** its heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. A on the plan of Homes at 2307 23rd Avenue North, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 2307 23rd Avenue North, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200203-0012007, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Scott Keller Martin, an unmarried man, from Barry Westbrook and Donna G. Westbrook, husband and wife, by Deed dated December 4, 2020, Instrument Number 20210223-0022125, in the Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the source of title shown above.

This conveyance is subject to any and all restrictions and easements of record.

WITNESS my hand this 3rd day of November, 2022.

SCOTT KELLER MARTIN

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **SCOTT KELLER MARTIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, the day and year first above written.

BRITTNEY R. MULVANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-09-2024

NOTARY PUBLIC