QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P. C.; 2055 N. Mt. Juliet Road, Suite 202; Mt. Juliet, TN 37122
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

Ernest O. Bennett, III
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of November, 2022.

Mary Gail Porter
NOTARY PUBLIC

COMMISSION EXPIRES: Jan. 10, 2023

MARY GAIL PORTER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

(AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

Karen Johnson Davidson County
Batch# 939760 DEEDQC
11/09/2022 02:27:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20221109-0120317

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Joseph Dean Martin 2929 Selena Drive Condominium F-88 Nashville, TN 37211	Same as Owner	119-14-0-A/88.00.00CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, **Renee Martin Reed, Charlie J. Underwood, William Michael Underwood, Janice K. Lauer, and Dezerae Nash-Spacek** (hereinafter "Grantors"), do hereby convey, remise, release and quitclaim unto **Joseph Dean Martin** (hereinafter "Grantee"), and his heirs, successors and assigns, any and all right title and interest that said Grantors might otherwise have or claim to have in and to the following described tract (parcel) of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 88 as shown on the Site Plan of Kingswood Condominiums, as of record in Book 5200, page 520, Register's Office for said County, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit "C" of the Master Deed establishing Kingswood Condominiums, as amended of record in Book 6058, page 322, said Register's Office

Being the same property conveyed to Billie Martin, (a/k/a and being one and the same as Billie Jean Martin) by Warranty Deed from J & J Group, LLC of record in Instrument No. 20001002-0097236, in the Register's Office for Davidson County, Tennessee. The said Billie Jean Martin ("Decedent") subsequently died on July 21, 2022, leaving a holographic will (the "Will") that was admitted to probate in Docket No. 22P1796 in the Probate Court for Davidson County, Tennessee. The Will devised the property to Joseph Dean Martin, the Grantee herein, a son of Decedent. Grantors herein, who along with Grantee herein, are all of the heirs at law of the Decedent (see Affidavit of Heirship of record in Instrument No. 20221018-0113671, Register's Office for Davidson County, Tennessee), make this conveyance in order to confirm the devise contained in the Will and to convey to the Grantee any and all right, title and interest the Grantors might otherwise have or be entitled to claim in the property as heirs at law of the Decedent.

This is improved property known as 2929 Selena Drive, Condominium F-88, Nashville, TN 37211.

This conveyance is expressly subject to the Deed of Trust of record in Instrument No. 20080721-0074842 in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

Renee Martin Reed
Renee Martin Reed, Grantor

Janice K. Lauer
Janice K. Lauer, Grantor

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Renee Martin Reed and Janice K. Lauer, within named bargainors, with whom I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed their signatures to the within instrument, and further upon oath acknowledged that they did so freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 21 day of October, 2022.

Commission Expires: 03/07/2026

Danielle Free
Notary Public

DANIELLE FREE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires March 07, 2026

SIGNATURE PAGE FOR CHARLIE J. UNDERWOOD

Charlie J. Underwood, Grantor

STATE OF TENNESSEE)
COUNTY OF BLEDSOE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charlie J. Underwood, a within named bargainor, with whom I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed his signature to the within instrument, and further upon oath acknowledged that he did so freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 24 day of Oct., 2022.

Commission Expires: 07-22-2025

Genese Angel Sapp
Notary Public

GENESE ANGEL SAPP
STATE OF TENNESSEE NOTARY PUBLIC
BLEDSOE COUNTY

SIGNATURE PAGE FOR DEZERAE NASH-SPACEK

Dezerae Nash-Spacek

Dezerae Nash-Spacek, Grantor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dezerae Nash-Spacek, a within named bargainor, with whom I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed her signature to the within instrument, and further upon oath acknowledged that she did so freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 24 day of OCTOBER, 2022.

Commission Expires: 10/23/2023

Notary Public

GAYLE DEITERICK
STATE OF TENNESSEE NOTARY PUBLIC
Exp. Oct. 23, 2023
WILLIAMSON COUNTY

SIGNATURE PAGE FOR WILLIAM MICHAEL UNDERWOOD

William Michael Underwood

William Michael Underwood, Grantor

STATE OF VIRGINIA)
COUNTY OF FAIRFAX)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Michael Underwood, a within named bargainor, with whom I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed his signature to the within instrument, and further upon oath acknowledged that he did so freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 28th day of October, 2022.

Commission Expires: 09-30-2025

Notary Public

THOMAS NORMAN

Thomas Norman NOTARY PUBLIC REG. #7930058 MY COMMISSION EXPIRES 09/30/2025 COMMONWEALTH OF VIRGINIA

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 28th day of October, 2022.

Ernest D. Bennett, III, Affiant — November 2, 2022 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 2nd day of November, 2022.

Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023