QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 950903 DEEDQC
12/13/2022 12:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221213-0129284

File No.: RES-22-1607A and RES-22-1607B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/2/24
(AFFIX SEAL)

RICHARD M WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin Street Devco 1607, GP	NEW OWNER	105-07-3Z-001.00CO
(NAME)	(NAME)	105-07-3Z-002.00CO
101 Lea Ave. Nashville, TN 37210	(SAME)	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **DONALD JENKINS**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MARTIN STREET DEVCO 1607, GP, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Certain units located in Davidson County, Tennessee, being known and designated as Unit A and Unit B, established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 1607 Martin Street, a Horizontal Property Regime, of record in Instrument No. 20201223-0153164, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed to Donald Jenkins from Tammy D. McKinley, unmarried, by Warranty Deed dated August 30, 2007, recorded August 31, 2007, in Instrument No. 20070831-0104899, in the Register's Office of Davidson County, Tennessee.

Subject property is investment property; it is not the primary residence of Grantor, his spouse, or dependents, as defined by statute.

This is **improved** property, known as 1607A Martin Street, Nashville, TN 37203 and 1607B Martin Street, Nashville, TN 37203
(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 12th day of December, 2022.

Donald Jenkins

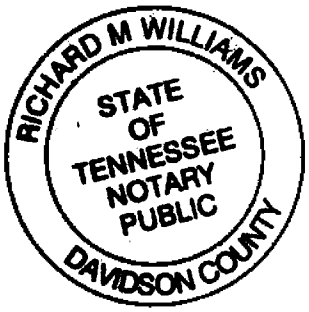
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donald Jenkins,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of December, 2022.

Commission expires: 9/2/24

Richard M. Williams
Notary Public



RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Natalie A. McKee, 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 December 13, 2022.

Affiant Signature

12
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 13 day of December, 2022.

Notary's Signature

My Commission Expires: 9-8-2025

Notary's Seal

CHRISTY BURKHALTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. RES-22-1607A

202212130129284