QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS.

Karen Johnson Davidson County
Batch# 1009977 DEEDQC
06/01/2023 01:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230601-0041456

STATE OF Tennessee
COUNTY OF Rutherford

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF May 2023.

Notary Public

COMMISSION EXPIRES:

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC
625 East Main Street, Suite 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Marcus K. Martin	Marcus K. Martin	064 12 0 008.00
(Name) 4768 Cascade Drive	4768 Cascade Drive	
(Address) Old Hickory, TN 37138	Old Hickory, TN 37138	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned **Kerri Kristine Martin,** hereinafter referred to as Grantor, hereby quitclaims to **Marcus K. Martin,** his heirs and assigns forever, all of her right, title and interest in the following described real estate, situated and lying in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 278, on the Plan of Section Four, Sherwood Forest, of record in Plat Book 4460, pages 182-183, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marcus K Martin, an unmarried man by Warranty Deed from Joshua A. Walker, a/k/a Joshua Walker, an unmarried man, dated May 10, 2013 and recorded on May 22, 2013 in Instrument No. 20130522-0051858, Register's Office for Davidson County, Tennessee.

*** Kerri Kristine Martin and Marcus K. Martin, having since been married after Marcus K. Martin purchased the subject property on May 10, 2013.**

*** Kerri Kristine Martin is executing this instrument for the purpose of conveying all of her right, title, interest, and marital interest to said property to Marcus K. Martin.**

This is Improved Property commonly known as: 4768 Cascade Drive, Lane Old Hickory, TN 37138

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, **Kerri Kristine Martin** has hereunto set her signature, on this 19th day of May, 2023.

Kerri Kristine Martin

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within **Kerri Kristine Martin**, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 19th day of May, 2023.

Madisun Silva
NOTARY PUBLIC

My commission expires:

06-16-26

Madisun Silva
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

Certificate of Authenticity

I, Tonya Loftin, 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 5/19/2023.

Date

Tonya Loftin
Affiant Signature

June 1, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 1st day of June, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)