Karen Johnson Davidson County
Batch# 1067577 DEEDQC
11/02/2023 10:40:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231102-0085789

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Charles N. Martin, Jr. and Shannon Presley Martin, Co-Trustees of the 4414 Chickering Lane Community Property Trust 4414 Chickering Lane Nashville, TN 37215	Same	144 06 0 007.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, CHARLES N. MARTIN and SHANNON MARTIN, husband and wife (collectively, the "Grantor"), hereby quitclaim and convey to CHARLES N. MARTIN, JR. AND SHANNON PRESLEY MARTIN, CO-TRUSTEES OF THE 4414 CHICKERING LANE COMMUNITY PROPERTY TRUST, their successors and assigns in trust, with full power to convey, sell, mortgage, lease or otherwise encumber the said property without the joinder or consent of any beneficiary, all of the Grantor's right, title and interest in and to the property described on Exhibit A hereof.

This is property known as 4414 Chickering Lane, Nashville, Tennessee 37215.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 15 day of Nov, 2023.

CHARLES N. MARTIN

SHANNON MARTIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, CHARLES N. MARTIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 1st day of November, 2023.

Kay L. Crouch
Notary Public
My Commission Expires: 2024

KAY L. CROUCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, SHANNON MARTIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 1st day of November, 2023.

Kay L. Crouch
Notary Public
My Commission Expires: 2024

KAY L. CROUCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 1st day of November, 2023.

Notary Public
My Commission Expires: 7/17/2024

KAY L. CROUCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

36136620.4

202311020085789

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 2 on the Plat of Resubdivision of the South Part of Block "I" in the Belle Meade Second Subdivision, as of record in Book 974, page 12, Register's Office for Davidson County, Tennessee described according to a survey by Robert M. Searson Surveyor License Number 1666, dated April 7, 2000, as follows:

Beginning at an iron pin in the northeast margin of Chickering Lane the common corner of Starkey Duncan property and property of W. Gregory Quick and wife; thence with the Quick line north 40 degrees 59 minutes east 422.00 feet to the southwesterly corner of the property conveyed by Starkey Duncan and wife, to Willis S. Graham and wife by deed of record in Book 4427, page 761, said Register's Office; thence South 49 degrees, 15 minutes 05 seconds East 290.81 feet to the southeasterly corner of said property conveyed by Starkey Duncan and wife to Willis S. Graham and wife; thence south 40 degrees 46 minutes 47 seconds West 489.57 feet to an iron pin in the easterly margin of Chickering Lane and thence with the east margin of Chickering Lane North 36 degrees 15 minutes, 59 seconds West 300 feet to the point of beginning.

Being the same property conveyed by H. Rodes Hart, Jr. and Page Hart, by warranty deed of record dated March 6, 2019 to Shannon Martin and Charles N. Martin, wife and husband, of record in Instrument No. 20190306-0020242, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Lucretia Albert, 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 November 1, 2023.

Date

Lucretia Albert

Affiant Signature

11/02/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 02 day of November, 2023

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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