Karen Johnson Davidson County
Batch# 1102282 DEEDQC
02/20/2024 10:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240220-0011229

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Drusilla Lynn Martin Living Trust 1313 Calvin Avenue, Nashville, TN 37206	Fifth Third Bank PO Box 391197 Solon, OH 44139-8197	083-050-303.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Drusilla Lynn Martin, unmarried**, by these presents does hereby quitclaim and convey unto, **Drusilla L. Martin, Trustee of the Drusilla Lynn Martin Living Trust, dated February 1, 2024**, its successors, representatives, and assigns, her rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 22 of Block "B" on the Plan of F.O. Beasley's Addition to East Nashville, as of record in Book 57, page 85, Register's office for said County.

Said lot No. 22 fronts 52 feet 8 inches on the northerly side of Calvin Avenue and runs back, with the westerly margin of N. 14th Street, formerly Ordway Avenue, 150 feet to an alley, and shows 50 feet on said alley.

Being the same property conveyed to Drusilla Lynn Martin by Quitclaim Deed from Michael Martin, in accordance with an agreement made regarding the divorce case of record in Docket No. 99D-1266, Davidson County Circuit Court, Fourth Circuit, of record in Book 11734, Page 735, dated November 8, 1999, and recorded on November 8, 1999, in the Register's Office for Davidson County, Tennessee.

Being also known as 1313 Calvin Avenue, Nashville, Tennessee 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 19th day of February, 2024.

Affiant

My commission expires: 7-7-25
(Affix Seal)

Notary Public

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 19TH day of February, 2024.

Drusilla Lynn Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 19TH day of February, 2024.

Notary Public

My Commission Expires: 7-7-25



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **February 19, 2024** (date of document).

Affiant Signature

February 19, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 19th day of February, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25