Name and Address of New Owner:
Martha Sellers
1528B Arthur Avenue
Nashville, TN 37208

Send Tax Statements To:
SAME AS ABOVE

This Instrument Prepared By:
(Please Return Document to this Address)
John W. Rodgers, Attorney
Kious, Rodgers, Barger & Sanderson, PLLC
503 North Maple Street
Murfreesboro, Tennessee 37130

Map and Parcel: 081 12 3B 002.00

PREPARED BASED ON INFORMATION
PROVIDED BY THE PARTIES

QUITCLAIM DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MARTHA SELLERS, F/K/A, MARTHA ROSS, a single woman**, hereinafter called the GRANTOR has bargained and sold, and by these presents does transfer and convey unto **JOHN W. RODGERS, Trustee,** hereinafter called the GRANTEE, his heirs and assigns, those certain tracts or parcels of real estate in Davidson County, Tennessee, and more particularly described as follows, to-wit

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JOHN W. RODGERS, Trustee,** hereinafter called the GRANTOR has bargained and sold, and by these presents does transfer and convey unto **MARTHA SELLERS, a single woman,** hereinafter called the GRANTEE, her heirs and assigns, those certain tracts or parcels of real estate in Davidson County, Tennessee, and more particularly described as follows, to-wit

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This conveyance is made subject to all restrictions, easements and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is unimproved property known as: 1528B Arthur Avenue, Nashville, Tennessee.

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.

MARTHA SELLERS formerly known by her married name, **MARTHA ROSS**, Grantee, assumed her maiden name, **MARTHA SELLERS** following her Divorce. The purpose of this deed is to show title restored in Grantee's maiden name **MARTHA SELLERS**.

Karen Johnson Davidson County
Batch# 1112363 DEEDQC
03/19/2024 08:27:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240319-0018663

WITNESS our hands this 18 day of March, 2024.

1st Grantor:

Martha Sellers

MARTHA SELLERS

2nd Grantor:

John W. Rodgers, Trustee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARTHA SELLERS, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 18 day of MARCH, 2024.

CHRISTINE VELLA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 8-15-26

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN W. RODGERS, Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 18 day of MARCH, 2024.

CHRISTINE VELLA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 8-18-26

AFFIDAVIT

I hereby swear or affirm that the actual consideration for these transfers or value of the property transferred, whichever is greater, is $0.00.

Affiant Signature

Subscribed and sworn to before me, this the 18 day of MARCH, 2024.

Notary Public
My Commission Expires: 8-15-26

CHRISTINE VELLA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, and being all of Unit No. 1528B, according to Exhibit "C" in the Master Declaration of Covenants, Conditions and Restrictions for Arthur Avenue Townhomes, a Horizontal Property Regime With Private Elements of same appearing of record in Instrument No. 20160826-0089296, in the Register's Office of Davidson County, Tennessee, to which Master Declaration of Covenants, Conditions and Restrictions reference is hereby made for a more accurate and complete description of said unit.

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 3/18/24 (date of document).

Affiant Signature

3/18/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 18th day of March BS 2024 ~~2023~~.

Notary Signature

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 3-15-2025