Karen Johnson Davidson County
Batch# 1113004 DEEDQC
03/20/2024 11:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240320-0019223

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:
Marguerite Fish Martin 4502 Old Hickory Boulevard Nashville, TN 37218	New owner	078-00-0-023.00

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, **Kristofer M. Nonn and Helen L. Nonn, husband and wife**, by these presents do hereby quitclaim and convey unto, **Marguerite Fish Martin**, her successors, representatives, and assigns, their rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

A tract of land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson and Hickerson, Engineers, August 18, 1964, as follows:

Beginning at a point on the easterly margin of Old Hickory Boulevard, said point being 1624 feet South from a point in the southern boundary line of the property conveyed to Joe W. Collier, et al, of record in Book 3571, page 89, Register's Office for said County; thence North 49 deg. 30 min. East 1440 feet; thence South 28 deg. 30 min. East 245 feet; thence South 54 deg. 30 min. West 1445.5 feet to the easterly margin of Old Hickory Boulevard; thence with the same, North 18 deg. 15 min. West 125 feet to the beginning.

Being the same property conveyed to Kristofer M. Nonn and Helen L. Nonn, husband and wife by Warranty Deed from Kevin T. Seale and wife, Molly Thoreson Seale of record as Instrument No. 20201112-0133736, dated November 10, 2020 and recorded on November 12, 2020 in the Register's Office for Davidson County, Tennessee.

Being also known as 4502 Old Hickory Boulevard, Nashville, TN 37218.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 20th day of March, 2024.

Jenna R. Peden
Affiant

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

Caitlin McKeighen
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 20th day of March, 2024.

Kristofer M. Nonn

Helen L. Nonn

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 **Kristofer M. Nonn and Helen L. Nonn**, 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 20th day of March, 2024.

Notary Public

My Commission Expires: 7-7-25

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

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 **March 20, 2024** (date of document).

Affiant Signature

March 20, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 20th day of March, 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