QUITCLAIM DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

LB-QCD-24-2924

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Brighter Side Living Trust	**New Owner**	
(NAME)	(NAME)	**150-05-0-010.00**
802 Ojai Ave		
(ADDRESS)	(ADDRESS)	
Sun City Center, FL 33573		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARGARET JEANNE MARTIN, A SINGLE WOMAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MARGARET JEANNE MARTIN, AS TRUSTEE OF THE BRIGHTER SIDE LIVING TRUST, U/A DATED APRIL 22, 2022** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Forest View Park, Section I, of record in Book 3700, Page 1 10, Register's Office for said County, to which reference is here made for a more complete description.

Being the same property conveyed to Margaret Jeanne Martin, an unmarried person, by Quitclaim Deed, from Rebecca Martin, unmarried, of record in Instrument No. 20021001-0119116, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Margaret Jeanne Martin, an unmarried person, by Quitclaim Deed, from John William Martin Jr. and Deborah York Martin, of record in Instrument No. 20021001-0119115, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jean F. Martin, unmarried, and Margaret Jeanne Martin, an unmarried person, each taking a ½ undivided interest, by Quitclaim Deed, from Jean F. Martin, unmarried, of record in Instrument No. 20010402-0031174, in the Register's Office for Davidson County, Tennessee.
The said Jean F. Martin having since died, testate, on or about January 29th, 2002, leaving her ½ interest in the property to Rebecca M. Weis, John W. Martin, Jr. and Margaret Jeanne Martin, per the Last Will and Testament of Jean F. Martin, as filed in Docket No. 02P1465, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee.

Being the same property conveyed to Jean F. Martin and Margaret D Preston, as joint tenants with right of survivorship, by Warranty Deed, from Rosemary C. Taylor, unmarried, of record in Book 5035, Page 169, in the Register's Office for Davidson County, Tennessee.
The said Margaret D. Preston died on or about June 12th, 1995, leaving Jean F. Martin as the sole surviving tenant.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2924 Kinwood Drive, Antioch, Tennessee 37013**.

Karen Johnson Davidson County
Batch # 1115260 **DEEDQC**
03/26/2024 02:18:05 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20240326-0021044

Witness my/our hand(s) this the 21st day of March, 2024.

Margaret Jeanne Martin

Margaret Jeanne Martin

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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

~~Witness~~ my hand and official seal, this the 21 day of MARCH, 2024.

Notary Public
My Commission Expires: 01/13/2026
(SEAL)

Notary Public State of Florida
Mark J Velapoldi
My Commission
HH 216460
Exp. 1/13/2026

NOTARY PUBLIC STATE OF FLORIDA Mark J Velapoldi Expires 1/13/2026 My Commission HH 216460

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212