ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{	{	}
{Barbara Martin	{ New Owner	} 172-00-0-052.00
{4482 Clarksville Pike	{	} 172-00-0-052.01
{Nashville, Tennessee 37218	{	}
{	{	}

{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner }
{Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished }
{by the parties hereto without the benefit of a title examination }

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Barbara Martin (hereinafter referred to as the "Grantor") do hereby reserve a life estate unto myself and quitclaim and convey unto Tiffany Martin, my daughter, (hereinafter referred to as the "Grantee") all of the remainder interest in the following described parcel of real estate located in Davidson County, Tennessee.

Land in Davidson County, Tennessee, being certain property in said County, described as follows:

Beginning at the intersection of the center lines of Owen-Winstead Pike, or Edmondson Pike and Mt. Pisgah Road; thence with the center line of said Mt. Edmondson Pike, South 85-1/2 deg. East 261, feet, more or less, to the southwest corner of the property conveyed to the County Board of Education, by Deed from James Kinnard and others of record in Book 699, page 432, Register's Office for said County; thence along the west line of the Board of Education property north 2-3/4 deg. West 205.6 feet more or less, to the southeast corner of the property conveyed to the Mt. Pisgah Episcopal Methodist Church by Deed of record in Book 486, Page 692, said Register's Office; thence with the south line of the church lot, North 88-1/2 deg. West 262.35 feet more or less, to the center line of the Owen-Winstead Pike or Edmondson Pike; thence with the center line of same, South 1-1/2 deg. West about 205.6 feet to the point of beginning.

Being the same property conveyed to Barbara Martin and Diane Inico, by Quitclaim Deed from Barbara Martin, of record in Instrument No. 20210910-0121869, Register's Office for Davidson County, Tennessee.

This is improved property known as 5996 Edmondson Pike, Nashville, Tennessee 37211.

Karen Johnson Davidson County
Batch# 1134643 DEEDQC
05/14/2024 02:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240514-0035672

This conveyance only involves the interest of the grantor and not Diane Inico.

(STATE OF Tennessee)
(COUNTY OF Davidson)
(
(The actual consideration or value, whichever is greater
(for this transfer is $0.00.
(
(
(
(Subscribed and sworn to before me
(this 14th day of May, 2024.
(
(
(
(My Commission Expires: 11/03/24
(

Affiant

Notary Public

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed on this 14 day of May, 2024.

Barbara Martin

STATE OF Tennessee }
COUNTY OF Davidson }

On this 14th day of ~~April~~ May, in the year 2024, before me the undersigned, personally appeared Barbara Martin, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 14th day of May, 2024.

Notary Public

My Commission Expires: 11/03/2024

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202405140035672

Certificate of Authenticity

I, Robert J. Notestine IV, 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 May 14, 2024.

AFFIANT SIGNATURE

5/14/24
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 14th day of May, 2024.

NOTARY'S SIGNATURE

My Commission Expires: 11/03/2025

Notary's Seal:

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY