Karen Johnson Davidson County
Batch # 1138416 DEEDQC
05/22/2024 01:45:51 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240522-0038214

This Instrument Prepared By:
Law Office of Susan T. Jones
P.O. Box 281701
Nashville, TN 37228

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater, for this transfer is $ 0 .

AFFIANT

Subscribed and sworn to before me this 20th day of May 2024.

Notary Public
My Commission Expires 5-5-25

S. TUCKER JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	Map & Parcel:
Travis and Patrice Martin **4361 Enchanted Circle** **Nashville, Tennessee 37218**	**SAME**	**069 02 0 069.00**

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **TRAVIS L. MARTIN**, (the "Grantor"), who owns interest in a certain improved real property at **4361 ENCHANTED CIRCLE**, in Davidson County, as hereinafter further described, hereby sell(s), remise(s), convey(s), and quit claim(s) his interest in said property to **TRAVIS L. MARTIN and PATRICE S. MARTIN** (the "Grantees"). Said property is further described as:

LAND in Davidson County, Tennessee, being Lot No. 135 on the Plan of Enchanted Hills, Section III, as of record in Book 3842, page 90, Register's Office for Davidson County, Tennessee.

Said Lot No. 135 fronts 220.00 feet on the westerly margin of Enchanted Circle and runs back between lines, the northerly line being 377.1 feet and the southerly line being 373.4 feet to a line in the rear measuring 220.03 feet thereon.

BEING the same property conveyed to Ronald W. Freeman, and wife, Dorothy D. Freeman by Deed from Enchanted Hills, Inc., of record in Book 4324, page 532, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4065, page 98, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This being the same property described in the deed conveying property from Ronald W. Freeman and wife, Dorthy D. Freeman, grantors, to Charlie L. Martin, Jr. and wife, Joyce B. Martin, grantees, on August 26, 1976, and recorded in Book 5063, page 116, with the Davidson County Register of Deeds.

Being the same property conveyed to TRAVIS L. MARTIN, by ~~Affidavit of Heirship of Affiant~~ Executor's Deed dated May 20, 2024, Instrument No. 20240522-0038213 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all liens, restrictions, and other matters of record.

This is improved property located at 4361 Enchanted Circle, Nashville, Tennessee 37218.

The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey. The actual consideration or true value, whichever is greater, for this transfer is $ 0 .

IN TESTIMONY WHEREOF and WITNESS my hand I/we have executed this instrument the 20th day of May, 2024.

TRAVIS L. MARTIN

S. TUCKER JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said State and County, the within named **TRAVIS L. MARTIN.**, the grantor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledge that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of May, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-5-25