Karen Johnson Davidson County
Batch # 1138416 DEEDQC
05/22/2024 01:45:51 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240522-0038216

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: 58-14
Travis and Patrice Martin 4361 Enchanted Circle Nashville, Tennessee 37218	SAME	PARCEL: 71 TRACT: 135-A

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 the First Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a part of Parcel 71 on Tax Map 58-14, and being more particularly described as follows:

Beginning at an iron pin at the common rear corner of Lots 135 and 138, Enchanted Hills, Section 3, as of record in Book 3842, page 90; R.O.D.C., Tennessee, thence,

1. With the westerly line of Lot 135, S2 degrees, 18W, 220.03 feet to an iron pin set at the common corner of Lots 134 and 135; thence,

3. With the center of Parcel 71, N2 degrees, 18'E, 220.03 feet to an iron pin set; thence,

4. S86 degrees, 46'E, 60.00 feet to the point of beginning and containing 13,202 square feet.

Being a part of the same property conveyed to Enchanted Hills, Inc. by deed recorded in Book 4049, page 449, R.O.D.C., Tennessee.

This being the same property described in the Warranty Deed Conveying property from ENCHANTED HILLS, INC., grantor, to Charlie L. Martin and Joyce B. Martin, grantees, on June 27, 1996, and recorded in Book 10118, page 523, with the Davidson County Register of Deeds.

Being the same property conveyed to TRAVIS L. MARTIN, by Executor's Deed ~~Affidavit of Heirship of Affiant~~ dated May 20th, Instrument No. 20240522-0038215, Register's Office for Davidson County, Tennessee.

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

This is part of 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