Karen Johnson
Batch # 1142540
06/04/2024 08:31:22 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240604-0041436

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

Anita Martin
ANITA MARTIN, AFFIANT

Subscribed and sworn to before me, this 29th day of May 2024.

Shelley Mason
NOTARY PUBLIC

My Commission Expires: 11-3-2025

SHELLEY A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 3, 2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
ANITA J. MARTIN, TRUSTEE 1904 Grace Point Lane Nolensville, TN 37135	New Owner	Map and Parcel No.: 188-10-0C-144.00CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Anita Martin, a single woman, ("Grantor") do hereby quitclaim, transfer and convey unto Anita J. Martin, Trustee of the Anita J. Martin Revocable Trust, created July 24, 2023, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1904 Grace Point Lane, Nolensville, Tennessee 37135, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Final Plat Carothers Crossing, Phase 3, Section 1 of record in Plat at Instrument No. 20170523-0051054, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anita Martin, a single woman, from Regent Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20181101-0108227.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 29th day of May 2024.

Anita Martin
Anita Martin, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Anita Martin**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of May 2024.

Shelley Mason
Notary Public

My Commission Expires: 11-3-2025

SHELLEY A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 3, 2025