This instrument prepared by:
Brooke A. Usher. Esq.
Usher Family Law, PLC
20 Music Circle East
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch # 1157451 DEEDQC
07/12/2024 12:48:23 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240712-0052571

STATE OF FLORIDA
COUNTY OF DUVAL

The actual consideration whichever is greater, for this transfer is $0.00.

Affiant- Daniel Joseph Martin

Subscribed and sworn before me on 26th day of April, 2024.

Notary Public
My Commission Expires:

VICKIE GROSS
Commission # HH 064381
Expires January 21, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

Address of New Owner:	**Send Tax Bills To:**	**Map and Parcel ID**
No:		
Loretta Lynne Peters 6832 River Road Pike Nashville, Tennessee 37209	Same as New Owner	101-149

This instrument was prepared based solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel related to federal, state, or local tax consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences.

QUITCLAIM DEED

This transaction is exempt from realty transfer tax pursuant to Tenn. Code. Ann. Section 67-4-409(a)(3)(E), and pursuant to and in consideration of the terms of a certain Final Decree of Divorce granted April 3, 2024 in the Third Circuit Court for Davidson County, Tennessee in the case of *Daniel Joseph Martin v. Loretta Lynn Peters Martin*, Docket Number 22D1102. Daniel Joseph Martin, a/k/a Daniel Martin, a/k/a "Chip" Martin, has bargained and sold and by these presents does hereby transfer, quitclaim and hereby convey to Loretta Lynne Peters, her heirs, successors, and assigns all his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee described

as wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the subdivision of the H.G. Mayo, Jr. Lands of River Road, of record in Plat Book 4595, Page 150, 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 Daniel Martin by Warranty Deed from Brenda J. Weatherby, unmarried, of record in instrument number 20031203-0173856 Register's Office for Davidson County, Tennessee, dated November 24, 2003, and recorded December 3, 2003.

Being the same property conveyed to John L. Weatherly and wife, Brenda J. Weatherly, by Warranty Deed dated December 18, 1979 from D.W. DeMoss, of record in Book 5545, Page 948, Register's Office for Davidson County, Tennessee. The said John L. Weatherby having since died on April 10, 1990.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT SPECIFICALLY EXCLUDED HEREWITH is part of Lot No. 2 on the plan of a subdivision of the H.G. Mayo, Jr. lands on River Road conveyed to Fred A. McGill Jr., and wife, Josephine McGill by Deed of record in Book 4707, Page 720, Register's office for Davidson County, Tennessee and more particularly described as follows:

Beginning at an iron pin in the southerly margin of New River Road, said iron pin being the northwesterly corner of said Lot No.2 and the northeasterly corner of F.A. McGill, Jr.; thence, along a curve having a radius of 919.93 feet, with the southerly margin of said road a distance of 30 feet to a point; thence, leaving said road, S30 23W 695.28 feet to a point in Pickney's northerly line; thence, N 85 46 W 10 feet to a point, the southwesterly corner of said Lot No. 2; thence, with the westerly line of said Lot No. 2, N 28 47 E 708.33 feet to the point of beginning, containing .30 acres, more or less.

NOTE: THE PRIOR WARRANTY DEED HAD AN INCORRECT PLAT REFERENCE. THE CORRECT PLAT IS: PLAT BOOK 4595, PAGE 150.

This is improved property is known as 6832 River Road Pike, Nashville, Tennessee 37209.

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

WITNESS MY HAND this the 26th day of April, 2024.

Daniel Joseph Martin

STATE OF FLORIDA)
COUNTY OF DUVAL)

Personally appeared before, Vicki L. Cross, a Notary Public, in and for said County and State, the within named, **Daniel Joseph Martin,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes contained therein.

WITNESS my hand and seal, this 26th day of April, 2024.

NOTARY PUBLIC
My Commission Expires:

VICKI L. CROSS
Commission # HH 064381
Expires January 21, 2025
Bonded Thru Troy Fain Insurance 800-385-7019