Karen Johnson
Batch # 1162122
07/25/2024 08:48:36 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240725-0056167

This Instrument Prepared by:

Resurgam Law, PC
P.O. Box 120495
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mozell Martin 105 Meadow Creek Lane Hendersonville, TN 37075	Mozell Martin 105 Meadow Creek Lane Hendersonville, TN 37075	80-8-214 13DA-66825

QUITLCLAIM DEED

Price E. Martin died intestate on December 18, 2023. Susie Mae Martin died intestate on January 5, 2024. Mozell Martin is the sole heir at law and Administrator of the Estate of Susie Mae Martin, deceased. For and in good consideration, the receipt of which is hereby acknowledged, I, Mozell Martin, Administrator of the Estate of Susie Mae Martin, deceased, (hereinafter referred to as "Grantor"), by these presents do hereby quitclaim, grant and convey all right, title and interest in the real property described herein below unto Mozell Martin, Individually (the "Grantee"), his successors and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Bordeaux Hills, Section 4, as of record in Book 3600, Page 49, Register's Office for said County.
>
> Said Lot 103 fronts 64.02 feet on the easterly side of Mayer Lane and runs back 145.2 feet on the northerly line and 131.43 feet on the southerly line to a dead line in the rear on which it measures 45.43 feet.
>
> Being the same property conveyed to Raymond H. Pyle and wife, Naomi C. Pyle, by deed from Russell L. Holmes and wife, L. Sandra Holmes, of record in Book 4255, page 779, said Register's Office, the said Naomi C. Pyle having since died.
>
> Being the same property conveyed to Price E. Martin and wife, Suszie M. Martin, by deed from Raymond H. Pyle, Unmarried, of record in Book 6596, Page 103-105, Register's Office for Davidson County, TN.

This is improved property commonly known as 3230 Mayer Lane, Nashville, Tennessee 37218, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to restrictive covenants of record in Book 3765, Page 141, said Register's Office; 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 Grantee herein.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 22ND day of July, 2024.

ADMINISTRATOR

Mozell Martin, Administrator of the
Estate of Susie Mae Martin, Deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary E. Throckmorton, a Notary Public in and for said county and state, the within named Mozell Martin, the Bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of July, 2024.

NOTARY PUBLIC
My Commission Expires: 1/24/28

MARY ELIZABETH THROCKMORTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $00.00.

AFFIANT

Subscribed and sworn to before me this the 22nd, day of July, 2024.

NOTARY PUBLIC
My Commission Expires: 1/24/28

MARY ELIZABETH THROCKMORTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON