Karen Johnson
Batch # 1166485
08/05/2024 02:11:55 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240805-0059560

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Jason B. Martin 1315A Hawkins St. Nashville, TN 37203	New owner	93-13-3D-1.00CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jennifer D. Martin, an unmarried woman**, by these presents does hereby quitclaim and convey unto, **Jason B. Martin, an unmarried man**, his successors, representatives, and assigns, her rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Unit A of 1315 Hawkins Street Residences, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180517-0047206, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, . conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jason B. Martin and Jennifer D. Martin, husband and wife, by Warranty Deed from JGLAC, GP, a Tennessee General Partnership, dated November 15, 2019, and recorded November 27, 2019 in Instrument No. 20191127-0122872, Register's Office for Davidson County, Tennessee. Jason B. Martin and Jennifer D. Martin having since divorced.

Being also known as 1315A Hawkins St., Nashville, TN 37203.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
____ day of _____, 2024.

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ -0-
Amanda Allen, **Affiant**
Subscribed and sworn before me this the
5 **Day of** August, 2024.
Brenda Wurz, **Deputy Register**

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 25th day of July, 2024.

Jennifer D. Martin

STATE OF ~~TENNESSEE~~ Kansas
COUNTY OF ~~DAVIDSON~~ Johnson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Jennifer D. Martin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of July, 2024.

Notary Public

My Commission Expires: 4/23/25

CASSANDRA HAAS
Notary Public-State of Kansas
My Appt. Expires 4/23/25