Karen Johnson Davidson County
Batch# 1186966 DEEDQC
09/26/2024 12:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240926-0074741

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

(This quitclaim deed was prepared without the benefit of a title search)

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Tiffany J. Martin 2957 McGavock Pike Nashville, TN 37214	New Owner	07312007300

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, **JASON B. MARTIN, SR. AN UNMARRIED MAN,** by these presents does hereby quitclaim and convey unto **TIFFANY J. MARTIN, AN UNMARRIED WOMAN,** its successors, representatives, and assigns, its rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Revision of Section One, Sunset View, of record in Book 2663, Page 27 and 28, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and detailed legal description.

Being the same property conveyed to Tiffany J. Martin and Jason B. Martin, Sr. wife and husband, from Jerry N. Wooley, an unmarried man by Warranty Deed recorded on November 3, 2016, in Instrument No. 20161103-0116664, Reigster's Office for Davidson County, Tennessee. Tiffany Martin and Jason Martin were divorced on June 5, 2024, Case No. 23D1242, Fourth Circuit Court for Davidson County, Tennessee.

Being also known as 2957 McGavock Pike, Nashville, TN 37214.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 18th day of September, 2024.

Affiant

My commission expires: 6/18/2028
(Affix Seal)

Notary Public

JATIN A SHAH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-18-2028

JATIN A SHAH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-18-2028

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 18 day of September, 2024.

Jason B. Martin
Jason B. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of September, 2024, before me personally appeared Jason B. Martin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of September, 2024.

Notary Signature
My commission expires: 6/18/2028

JATIN A SHAH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-18-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 18, 2024.

Affiant Signature

26th day of September, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of September, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028