THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson
Batch # 1187166
09/27/2024 10:05:52 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240927-0074988

This conveyance is exempt from conveyance tax Pursuant to Tenn. Code Ann. § 67-4-409 *et seq.*

Preparer's Disclaimer: This instrument was prepared without the benefit of title examination, which was not requested by the parties herein. 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, existence or nature of any restrictions, whether there are 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 or any prior instrument in title, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made. Further, no advice has been requested of or given by the Preparer regarding any implications regarding taxes, inheritance, estate planning, or the like.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
James Allan Martin and Melanie Rains Martin, Trustees 2713 Sandy Drive Nashville, TN 37216	Owners	073 05 0 165.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JAMES A. MARTIN AND WIFE, MELANIE R. MARTIN**, hereinafter called the Grantors, do hereby Quitclaim unto **James Allan Martin and Melanie Rains Martin, Trustees, or their successors in interest, of the Martin Family Living Trust dated September 24, 2024, and any amendments thereto**, hereinafter called the Grantees, their successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 7 on the Map of Riverwood Terrace**, which is of record in Book 1835, page 134, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 7 fronts 87.08 feet on the westerly side of Sandy Drive and runs back between lines measuring 160.92 feet on the southerly line an[d] 182.43 feet on the northerly line which is a broken line to a dead line in the rear, measuring 78 feet thereon.

Being the same property conveyed to JAMES A. MARTIN AND WIFE, MELANIE R. MARTIN, by Warranty Deed from JEFFREY LYNN MORRIS AND MARTHA M. MORRIS MCCLEAREN, filed on 11/05/1992, at Book 8777, page 872, Davidson County Register of Deeds.

This is property commonly known as 2713 Sandy Drive, Nashville, TN 37216.*
*Note: An address is not a legal description of real property.

Witness our hands, this 24th **day of** September, **2024:**

James A. Martin
JAMES A. MARTIN

Melanie R. Martin
MELANIE R. MARTIN

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES A. MARTIN**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24 day of September, **2024**:

Notary Public

My Commission Expires: 9/20/25

JAMES D. FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MELANIE R. MARTIN**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24 day of September, **2024**:

Notary Public

My Commission Expires: 9/20/25

JAMES D. FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY