THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

Karen Johnson
Batch # 1190709
10/07/2024 09:39:17 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241007-0077639

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 3rd day of October, 2024.

Notary Public

My Commission Expires: _____

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jonathan Martin and Kimberly Bu 1500 Hamden Drive Nashville, TN 37211	New Owner	Map and Parcel No.: 161-06-0A-122.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Jonathan S. Martin, now married** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Jonathan S. Martin and Kimberly Bu, husband and wife**, their heirs and assigns, all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 122 on the plan of Oakhill Townhomes, Phase 3, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes, of record in Instrument Number 20070614-0071397, First Supplemental recorded in Instrument Number 20080325-0030014 and Second Supplemental recorded in Instrument Number 20080709-0070601, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jonathan S. Martin, unmarried by Quitclaim Deed from Jonathan Martin, unmarried man, and Ivy Sun, married woman, as joint tenants, dated August 10, 2020 and recorded on August 11, 2020 in Instrument No. 20200811-0089255, in the Register's Office of Davidson County, Tennessee. Jonathan S. Martin now married to Kimberly Bu.

This is improved property known as: **1500 Hamden Drive, Nashville, TN 37211.**

Grantor covenants that he is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of October, 2024.

Jonathan S. Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jonathan S. 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 therein contained.

Witness my hand, at Office, this 3rd day of October, 2024.

Notary Public

My Commission Expires: _____

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025