Karen Johnson Davidson County
Batch# 1205524 DEEDQC
11/15/2024 08:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241115-0089050

Prepared by: John W. Crow, II, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

JOSEPH MARTIN

TO: QUITCLAIM DEED

JOSEPH MARTIN, ET UX

THIS QUITCLAIM DEED OF REALTY, executed this 11th day of November, 2024, by and between JOSEPH MARTIN, a married man ("Grantor"), and JOSEPH MARTIN and wife, TIFFANY MARTIN, as tenants by the entirety, ("Grantees"),

WITNESSETH:

That Grantor does hereby quitclaim and convey unto Grantees, all of Grantor's right, title and interest, in and to certain realty situated in Davidson County, State of Tennessee, being bounded described as follows:

> Land in Davidson County, Tennessee being Lot 110, as shown on the map entitled amended Final Plat Mulberry Downs Phase 1B, of record in Plat Book 7900, Page 818, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Joseph Martin, a single man by Quitclaim Deed dated January 30, 2023 and recorded January 30, 2023 of record in Instrument No. 20230130-0006783, in the Register's Office for Davidson County, Tennessee.
>
> This quitclaim is made pursuant to the provisions of Section 66-1-109, Tenn. Code Ann., and for the express purpose of creating an estate of tenancy by the entirety in and to the above-described property in said Joseph Martin and wife, Tiffany Martin, so that the entire property, upon the death of either, will pass to the other.
>
> Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

JOSEPH MARTIN Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

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

Witness my hand and seal at office this the 11th day of November, 2024.

My Commission Expires:
2/24/26

Notary Public

Property Owners Name
And Mailing Address:

JOSEPH MARTIN, ET UX
1820 Apple Valley Circle
Nashville, TN 37207

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:

1820 Apple Valley Circle
Nashville, TN 37207

Map and Parcel No.:

050 03 0B 197.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(i)(*a*).

SHIRLEY B THORNDIKE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES FEBRUARY 24, 2026

**Tennessee Certification of Electronic Document**

I, Alexandra Hulme, 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 11.11.24.

Affiant Signature

11/14/24
Date

State of Tennessee )
)
County of Davidson )

Sworn to and subscribed before me this 14th day of November, 2024.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

Notary's Signature

MY COMMISSION EXPIRES: 1.28.26