This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

Karen Johnson Davidson County
Batch# 1215876 DEEDQC
12/13/2024 08:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241213-0096770

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
Jason Martin (NAME)	Same as New Owner (NAME)	033.04-031.00
119 Draper Drive (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, Tennessee 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Jeffrey C. Martin and Terry G. Martin** Grantor(s), does hereby quitclaim and convey unto **Jason Martin** the Grantees herein, his successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 19, on the Plan of Goodlettsville Heights, Section III, as shown on plat of record in Plat Book 1835, Page 98, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to J.C. Martin and Lillie M. Martin, by Warranty Deed dated August 9, 1973 from Loiell Mayberry and wife, Barbara Edith Mayberry, recorded August 10, 1973 in Book 4736, Page 9, in the Register's Office of Davidson County, Tennessee.

The said Lillie M. Martin having since died September 27, 2011 vesting the property in J.C. Martin. The said J.C. Martin having since died on November 9, 2022, thereby vesting subject property in Timothy Lee Martin, Jeffery C. Martin, and Terry G. Martin, his Heirs at Law. See affidavit of heirship files as filed as Instrument Number ——202412130096768—— in the Register's Office for Davidson County, Tennessee.

The said Timothy lee Martin having since died August 5, 2024 thereby vesting his interest in Jeffrey C. Martin and Terry G. Martin his sole Heirs at Law. See Affidavit of Heirship filed as Instrument Number ____202412130096769 in the Register's Office for Davidson County, Tennessee.

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

This is Improved Property known as: 119 Draper Drive Goodlettsville, Tennessee 37072.

STATE OF TENNESSEE
COUNTY OF SUMNER The actual consideration for this transfer is $0.00

Subscribed and sworn to before me this the 12 day of December, 2024.

Affiant

My commission expires: 3.25.25
(Affix Seal)

Notary Public

AMBER D MCNABB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-25-2025

Witness my hand this 10th day of December, 2024.

Jeffrey C. Martin

Terry G. Martin

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 10th day of December, 2024, before me personally appeared, Jeffrey C. Martin to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 10th day of December, 2024.

Notary Public

My Commission Expires: 9/19/28

LILLIAN EATMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 11th day of December, 2024, before me personally appeared, Terry G. Martin to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 11th day of December, 2024.

Notary Public

My Commission Expires: 9/19/28

LILLIAN EATMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 12/12/2024 (date of document).

Affiant Signature

12/12/2024

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 12 day of December, 20 24.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202412130096770