Name and Address of New Owner:
Tamara Rademacher.
3237 Briarwick Dr.
Nashville, TN 37218
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1220275 DEEDQC
12/27/2024 09:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241227-0100251

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 080-08-0-327

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Doris Tamara Rademacher AKA Tamara Rademacher and James W. Martin, Jr., Successor Trustees of The Doris Ann Martin Living Trust dated February 3, 2009, Amended 4/6/2022 and Amended and Reinstated 1/9/2023,** "the Grantor," convey and quitclaim unto **Tamara Rademacher,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

Being Lot No. 90 on the Plan of Bordeaux Hills Addition, as of record in Book 4460, page 9, in the Register's Office for Davidson County, Tennessee, which reference is hereby made for a more complete description.

Being the same property conveyed to Doris A. Martin, as Trustee of the Doris Ann Martin Living Trust dated February 3, 2009 by deed from Doris A. Martin dated February 3, 2009 and filed of record in Instrument No. 20090521-0046990, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Doris A. Martin, unmarried by deed from James W. Martin dated August 14, 1979 and filed of record in Book 5990, page 830, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to James W. Martin and wife, Doris A. Martin by deed from Randall Phillips Builders, Inc. filed of record in Book 4586, page 210, in the Register's Office for Davidson County, Tennessee. Doris A. Martin died on June 24, 2023.

Improved property known as: 3239 Briarwick Drive, Nashville, TN 37218

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

NotaryCam Doc ID: e2155ef8-7a04-40a9-91dd-f8950520fc41

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 5 day of December, 2024.

The Doris Ann Martin Living Trust
dated February 3, 2009

Doris Tamara Rademacher, AKA Tamara Rademacher
By: _____(SEAL)
Doris Tamara Rademacher, AKA Tamara Rademacher, Successor Trustee

By: *James W. Martin, Jr.* (SEAL)
James W. Martin, Jr., Successor Trustee

STATE OF Florida
COUNTY OF Duval

On this 5 day of December, 2024, before me personally appeared Doris Tamara Rademacher AKA Tamara Rademacher, Successor Trustee of The Doris Ann Martin Living Trust dated February 3, 2009, Amended 4/6/2022 and Amended and Reinstated 1/9/2023 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 5 day of December, 2024.

Mildred V. Wilcox
Notary Signature Mildred V Wilcox
My commission expires: 5/10/2025

MILDRED V WILCOX
Notary Public - State of Florida
Commission # HH 115803
My Comm. Expires May 10, 2025

Completed via Remote Online Notarization using 2 way Audio/Video technology.

STATE OF Florida
COUNTY OF Duval

On this 5 day of December, 2024, before me personally appeared James W. Martin, Jr., Successor Trustee of The Doris Ann Martin Living Trust dated February 3, 2009 Amended 4/6/2022 and Amended and Reinstated 1/9/2023, 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 5 day of December, 2024.

Mildred V. Wilcox
Notary Signature Mildred V Wilcox
My commission expires: 5/10/2025

MILDRED V WILCOX
Notary Public - State of Florida
Commission # HH 115803
My Comm. Expires May 10, 2025

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: e2155ef8-7a04-40a9-91dd-f8950520fc41

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **-0-**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of December, 2024.

_____
Notary Signature
My commission expires: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

202412270100251

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 12/5/24 (date of document).

Affiant Signature

12/5/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025