Karen Johnson Davidson County
Batch# 1226182 DEEDQC
01/14/2025 08:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250114-0002762

PREPARED BY:

Eric J. Scott, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, January 13, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

New Owner Address:
Martin Family Trust
2833 Glenoaks Drive
Nashville, TN 37214

Send Tax Bills To:
Same

Map-Parcel Number:
08505000300

QUITCLAIM DEED

Matthew H. Martin and wife, Gwen Anne Martin (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Martin Family Trust**, dated January 13, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **January 13, 2025**.

Matthew H. Martin

Gwen Anne Martin

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Matthew Hayse Martin and Gwen Anne Martin**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, January 13, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

EXHIBIT A

BEING Lot No. 227 on the Plan of Lincoya Hills, Section Seven, as of record in Book 2331, Page 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 227 fronts 100 feet on the easterly side of Glen Oaks Drive and runs back 262.1 feet on the northerly line and 316. 7 feet on the southerly line to a broken line on the rear and measuring 191.6 feet thereon.

Being the same property conveyed to Matthew H. Martin and wife, Gwen Anne Martin, from Frank Batson Homes, Inc., by deed of record in Instrument No. 20150508-0042473, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 2833 Glenoaks Drive, Nashville, TN 37214.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 January 13, 2025.

Affiant Signature

1/13/25
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, January 13, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028