Karen Johnson Davidson County
Batch# 1229842 DEEDQC
01/23/2025 02:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250123-0005428

This Instrument
Prepared By:

Venture Law, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clay N. Kelton**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer all of his interest and convey **1812 Martin Trust U/T/A Dated January 23, 2025**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the South 50 feet of the East 156 feet of Lot No. 13 on the Plan of Joseph W. Horton's Subdivision of lots, of Record in Book 1, Page 44, Chancery Court of Nashville.

Being the same property conveyed to Clay N. Kelton, by Quitclaim Deed from Rebecca P. Kelton, of record in Instrument No. 202501230005427, Register's Office for Davidson County, Tennessee.

Being known as 1812 Martin Street Nashville, TN 37203.

IN WITNESS WHEREOF, I have hereunto set out my hand on this 23rd day of January, 2025.

Clay N. Kelton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Rebecca P. Kelton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument.

Witness my hand and seal this 23rd day of January, 2025.

Notary Public

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
1812 Martin Trust P.O. Box 3641 Brentwood, TN 37024	New Owner	Davidson County: 10511010900

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 23rd day of January, 2025.

Notary Public

My Commission Expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Certificate of Authenticity

I, Emily Manno, 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 **1/23/25**.

Date

Affiant Signature

1/23/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **23** day of **January**, 20**25**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

