After recording return to:
Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128
File No. 2044907

Karen Johnson Davidson County
Batch# 1237966 DEEDQC
02/18/2025 09:35:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250218-0011651

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 141 05 0A 533.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 8th day of February, 2025, by and between **FRANCES M. MARTIN, a single woman,** residing at 2045 Leeds Lane, Nashville, TN 37221 and **DAVID MERLE MARTIN, a single man,** residing at 610 Sylvan Heights Way, Apt 227, Nashville, TN 37209, **formerly wife and husband,** hereinafter referred to as Grantor(s) and **Frances M. Martin, a single woman,** residing at 2045 Leeds Lane, Nashville, TN 37221 and **Claude McCullough III, a married man,** residing at 2200 Tyne Boulevard, Nashville, TN 37215, **as joint tenants with right of survivorship**, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 2045 Leeds Lane, Nashville, TN 37221

Being the same property conveyed to the Grantor(s) in a Deed recorded on 05/22/2024 under Instrument Number: 20240522-0038143 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Frances M. Martin

FRANCES M. MARTIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **FRANCES M. MARTIN**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 8th day of February, 20 25.

Notary Public

My Commission expires: May 20, 2028

JOHN D SESSUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

DAVID MERLE MARTIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **DAVID MERLE MARTIN**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 8th day of February, 20 25.

Notary Public

My Commission expires: May 20, 2028

JOHN D SESSUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Frances M. Martin
Affiant

Affiant

Print Name: Frances M. Martin

CLAUDE McCULLOUGH III
Print Name

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 8 day of February, 20 25.

Notary Public
My Commission Expires: May 20, 2028

JOHN D SESSUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and address for person(s) responsible for taxes:
Frances M. Martin
2045 Leeds Lane
Nashville, TN 37221

Claude McCullough III
2200 Tyne Boulevard
Nashville, TN 37215

Name and address of property owner:
Frances M. Martin
2045 Leeds Lane
Nashville, TN 37221

Claude McCullough III
2200 Tyne Boulevard
Nashville, TN 37215

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 533 ON THE PLAN OF AVONDALE, PHASE 3, SECTION 2 OF RECORD IN INSTRUMENT NO. 20151007-0102442 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Parcel ID Number: 141 05 0A 533.00

Property commonly known as: 2045 Leeds Lane, Nashville, TN 37221

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Angelia Webb, 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 February 8, 2025 (date of document)

Angelia Webb
Affiant Signature - Angelia Webb
Date: February 14th 2025

State of Ohio
County of Cuyahoga

Sworn to and subscribed before me this 14th day of February, 2025.

Debra Dunman
Notary Public

My Commission Expires: 04/26/2026

Notary Seal

