Karen Johnson Davidson County
Batch# 1238755 DEEDQC
02/20/2025 10:52:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250220-0012156

This instrument prepared by Bill W. Pemerton, Esq., 735 Broad Street, Suite 306, Chattanooga, TN 37402, Tennessee Bar ID: 024564

Record and Return to: Title Pronto, LLC, 800 Westmere Ave, Suite 300, Charlotte, NC 28208

TPT

Order Number: 109184TN

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **KYLE ROBERT MARTIN** and **LAURA CHRISTINE MARTIN,** married to each other and **KAREN F. SMITH,** married, joined by spouse ROGER SMITH, for Ten Dollars and Zero Cents ($10.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey all the Grantor(s) interest unto the Grantee(s), **KYLE ROBERT MARTIN** and **LAURA CHRISTINE MARTIN,** married to each other, as tenants by the entireties, whose address is 2977 Greer Road, Goodlettsville, TN 37072, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

TRACT#3-5.01ACRES: BEING LOCATED IN DAVIDSON COUNTY, TENNESSEE, ON THE SOUTHWEST SIDE OF GREER ROAD, AND BEING A PORTION OF THE PROPERTY OF RECORD IN DEED BOOK 6823, PAGE 245, DEED BOOK 4910, PAGE 554, AND DEED BOOK 4544, PAGE 136, REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE; SEE TAX MAP 11, PARCEL 92.00; AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD IN THE SOUTHWEST MARGIN OF GREER ROAD, SAME BEING THE NORTHERNMOST CORNER OF THIS TRACT, AND THE SOUTHEAST CORNER OF TRACT#2 OF THE THRASHER PROPERTY (5.01 ACRES AS PER SURVEY OF SAME DATE), ALSO BEING 291.50 FEET SOUTH OF THE SOUTHEAST CORNER OF LINDA LOU THOMPSON PUTNAM (INSTRUMENT NO. 20090605-0052121 AND INSTRUMENT NO. 20000718-0070657, RODCT); AS MEASURED ALONG SAID MARGIN; THENCE WITH SAID MARGIN,

PCL109184TNDQTC01010105

SOUTH 47 DEGREES 34 MINUTES 27 SECONDS EAST, 127.17 FEET TO AN IRON ROD IN SAID MARGIN; THENCE LEAVING ROAD WITH LINE OF TRACT #4 OF THE THRASHER PROPERTY (5.18 ACRES AS PER SURVEY OF SAME DATE), SOUTH 49 DEGREES 48 MINUTES 02 SECONDS WEST, 1053.94 FEET TO AN IRON ROD; THENCE SOUTH 36 DEGREES 43 MINUTES 33 SECONDS EAST, 568.38 FEET TO AN IRON ROD AT A 24-INCH POPLAR TREE; THENCE WITH LINE OF DIANAS. FINLEY (INSTRUMENT NO.20161110-0119352, RODCT), SOUTH 76 DEGREES 34 MINUTES 55 SECONDS WEST, 186.46 FEET TO AN IRON ROD AT A POST; THENCE WITH LINE OF KEITH GROVES (INSTRUMENT NO. 20170301-0020142 RODCT), SOUTH 76 DEGREES 35 MINUTES 48 SECONDS WEST, 95.52 FEET TO AN IRON ROD; THENCE WITH LINE OF SAID TRACT #2, NORTH 18 DEGREES 30 MINUTES 18 SECONDS WEST, 565.43 FEET TO AN IRON ROD; THENCE NORTH 47 DEGREES 41 MINUTES 38 SECONDS EAST, 1115.51FEET TO THE POINT OF BEGINNING, CONTAINING 5.01 ACRES, MORE OR LESS, BY SURVEY OF JIM CARMAN, REGISTER LAND SURVEYOR, TN #2053, 150 MIDDLE FORK ROAD, HARTSVILLE, TN 37074, DATED NOVEMBER 20, 2017. BEING PART OF THE PROPERTY CONVEYED TO BYRON J. THRASHER AND WIFE, EMMA JUNE THRASHER IN WARRANTY DEED RECORDED OCTOBER12, 1971 IN BOOK 4544, PAGE 136, WARRANTY DEED RECORDED MAY 7, 1975 IN BOOK 4910, PAGE 554, AND WARRANTY DEED RECORDED APRIL 7, 1986 IN BOOK 6823, PAGE 234, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 011-00-0-222.00
Street address of property: 2977 Greer Road, Goodlettsville, TN 37072
Prior Instrument Reference by which Grantor(s) acquired title: Instrument Number 20200123-0008424 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: Kyle Robert Martin and Laura Christine Martin, 2977 Greer Road, Goodlettsville, TN 37072

[THIS SPACE INTENTIONALLY LEFT BLANK.]

PCL109184TNDQTC01010205

202502200012156

Signed this 3 day of February, 2025,

Signature(s) of Grantor(s) (1 and 2 of 4):

Kyle Robert Martin

Laura Christine Martin

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 3rd day of February, 2025 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Kyle Robert Martin** and **Laura Christine Martin**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

expires October 20, 2026

ANGIE SERIANA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

PCL109184TNDQTC01010305

Signed this 3 day of Feb, 2025,

Signature(s) of Grantor(s) (3 and 4 of 4):

Karen F. Smith

Roger Smith

STATE OF MI, COUNTY OF Genesee, SS:

BE IT REMEMBERED That on this 3 day of Feb, 2025 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Karen F. Smith** and **Roger Smith**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

FRAZIER WHITE JR
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF GENESEE
My Commission Expires November 22, 2025

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents: no boundary survey was made at the time of this conveyance.

PCL109184TNDQTC01010405

OATH OF CONSIDERATION

I or we, Kyle Robert Martin and Laura Christine Martin, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is Zero Dollars and Zero Cents ($0.00).

Signed this 3 day of February, 2025,

Signatures of Affiant(s):

Kyle Robert Martin

Laura Christine Martin

Sworn and subscribed before me this 3rd day of February, 2025.

Notary Public

expires October 20, 2026

ANGIE SERIANA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

PCL109184TNDQTC01010505

Tennessee Certification of Electronic Document

I, Brad Rodriguez, 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 2-3-2025 (date of document).

Affiant Signature

2-12-2025
Date

State of Texas

County of Collin

Sworn to and subscribed before me this 12th day of February, 2025.

Notary's Signature

AMBER DAWN SALLINGS
Notary Public, State of Texas
Comm. Expires 08-06-2025
Notary ID 133255127

MY COMMISSION EXPIRES: 08-06-2025

NOTARY'S SEAL