Karen Johnson Davidson County
Batch # 1264431 DEEDQC
04/24/2025 10:46:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20250424-0031526

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April, 2025.

Notary Public

My Commission Expires: 3/3/2026

(AFFIX SEAL)

JAD A. DUCAN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE MART FAMILY LIVING TRUST	**SAME**	**155-16-0A-346.00 CO**
(NAME) **7048 Meadow Ridge Circle**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **Matthew Franklin Mart and Catherine Joyce Mart, husband and wife,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **Matthew Franklin Mart and Catherine Joyce Mart, Trustees of THE MART FAMILY LIVING TRUST,** established by **The Trust Agreement of THE MART FAMILY LIVING TRUST, Dated April 21st, 2025,** as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

LAND in Davidson County, Tennessee being Lot No. 100, Traceside, Section 9, a Planned Unit Development, of record in Instrument No. 20000103-0000455 and in Instrument No. 20000103- 0000456, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Matthew Franklin Mart and Catherine Joyce Mart, husband and wife, by Warranty Deed from Kevin D. LeGate and wife, Rebecca LeGate, dated July 23, 2024, of record in Instrument No. 20240724-0055996, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is further subject to: Declaration of Covenants, Conditions and Restrictions of record in Book 9236, Page 504, as Amended and Restated in Book 9435, Page 493, and further amended in Book 9677, Page 675; HOA Charter in Book 9668, Page 894; By-Laws in Book 9668, Page 899; Conveyance of Section Nine Common Area in Instrument No. 20000329-0031447 Right-of-Way Deed of record in Book 3533, Page 299; Water Line Easement in Book 9306, Page 279; Agreement for Dedication of Public Utilities Easement in Book 9443, Page 960; All matters shown on Boundary Plat in Book 7900, Page 705; All existing easements and all other matters shown on plat of record in Instrument No. 20000103-0000455 and Instrument No. 20000103- 0000456, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as: **7048 Meadow Ridge Circle, Nashville, Tennessee 37221.**

Witness our hands, this the 21st day of April, 2025.

Matthew Franklin Mart

Catherine Joyce Mart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Matthew Franklin Mart** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 21st day of April, **2025.**

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Catherine Joyce Mart** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 21st day of April, **2025.**

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026