QUITCLAIM DEED

LB-QCD-25-1208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Michael R. Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF May, 2025

Notary Public

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-13-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Michael Recardo Martin	**Same as New Owner**	
(NAME)	(NAME)	**071 16 0 207 00**
1208 North 6th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL RECARDO MARTIN, AN UNMARRIED MAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MICHAEL RECARDO MARTIN, AN UNMARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Being Lot No 114 and the south 10 feet of Lot No 113 on the Map of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County

Said lot and part of lot adjoin and front together 40 feet on the westerly side of North Sixth Street and run back between parallel lines 165 feet to an alley

Being the same property conveyed to Phillip N Martin, Jr , an unmarried man, and Michael Recardo Martin, an unmarried man, as Joint Tenancy with Rights of Survivorship, by quitclaim deed from Phillip N, Martin, Jr , an unmarried man, of record in Instrument No 20210210-0019226, Register's office for Davidson County, Tennessee Also See Quitclaim Deed executed by Phillip N Martin, Jr conveying real property to to Phillip N Martin, Jr , an unmarried man, and Michael Recardo Martin, an unmarried man, as Joint Tenancy with Rights of Survivorship, of record in Instrument No 20200316-0028736, Register's office for Davidson County, Tennessee

The said Phillip N Martin, Jr having since died on February 2nd, 2025, leaving Michael Recardo Martin, as the surviving tenant

Being the same property conveyed to Phillip N, Martin, Jr , by Affidavit of Heirship of record in Book 6331, page 628, Register's Office for Davidson County, Tennessee

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as **1208 North 6th Street, Nashville, Tennessee 37207**

Karen Johnson
Batch # 1270431
05/08/2025 10 35 18 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250508-0036057

Witness my/our hand(s) this the 5th of May, 2025.

Michael R. Martin

Michael Recardo Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL RECARDO MARTIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 5th of May, 2025

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212