Karen Johnson Davidson County
Batch# 1277161 DEEDQC
05/23/2025 10:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250523-0040779

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Mary Kathryn Martinson 4505 Harding Pike #185 Nashville, TN 37205	NEW OWNER	116-03-0B-185.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Abbott McWhorter Martinson, a married man,,** by these presents does hereby quitclaim and convey unto **Mary Kathryn Martinson, an unmarried woman,** her heirs, successors and assigns, all his right, title and interest in and to the following described tract of land:

> Land in Davidson County, Tennessee, being Unit No. 185 on the Plan of Royal Oaks Apartments of record in Plat Book 5200, Page 45, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 4505 Harding Road Homeowner's Association, a Horizontal Property Regime established by Master Deed and By-Laws of record in Book 5282, page 972 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Mary Kathryn Martinson, an unmarried woman, and Abbott McWhorter Martinson, a married man, joint tenants with right of survivorship by Warranty Deed from Julianna Frace Herod, an unmarried woman of record in Instrument No. 20200224-0020425 Register's Office for Davidson County, Tennessee, dated February 21, 2020, and recorded on February 24, 2020.

This property is commonly known as 4505 Harding Pike, Unit 185, Nashville, TN 37205.

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF Madison

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 22 day of May 2025.

Abbott McWhorter Martinson
Affiant

My commission expires: [illegible]
Notary Public

REGINA HEAD
NOTARY PUBLIC
ALABAMA, STATE AT LARGE
MY COMMISSION EXPIRES
JUNE 21, 2025
[Official Seal]

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 22 day of May 2025.

Abbott McWhorter Martinson

STATE OF Alabama
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Abbott McWhorter Martinson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 22 day of May 2025.

Notary Public

My Commission Expires:

REGINA HEAD
NOTARY PUBLIC
ALABAMA, STATE AT LARGE
MY COMMISSION EXPIRES
JUNE 21, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 22. 2025.

Affiant Signature

23rd day of May, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028