Karen Johnson Davidson County
Batch# 1290818 DEEDQC
06/27/2025 11:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250627-0050844

Prepared from information submitted by the parties without opinion of title or survey by Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP/PARCEL #
Wendy Martin, et. al. 522 Moncrief Ave. Goodlettsville, Tennessee 37072	Same as new owner	Map 018-15-0 Parcel 009.00

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: For a good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **WENDY MARTIN, reserving to myself a life estate with the unlimited power of disposition,** quitclaim and convey to **WENDY MARTIN and SETH MARTIN , joint tenants with the right of survivorship,** all of my right, title and interest in and to the following real property:

> All that certain parcel of land situate in the County of Davidson, State of Tennessee, being more particularly described as follows: Lot No. 72 on the unrecorded Map of the 2nd Revision of Moncrief Subdivision being the North part of the Allen Mathens Lands, of Goodlettsville, being more particularly described as follows:
>
> Beginning at a point in the Northwesterly margin of Moncrief Avenue at the corner of Lots 71 and 72; thence with the line between said lots North 61 degrees 46 minutes West 1124 feet to a point; thence North 29 degrees 14 minutes East 100 feet to the corner of Lots 72 and 73; thence with the line between said lots South 61 degrees 46 minutes East 1065.5 feet to the Northwest margin of Moncrief Avenue; thence with the margin of the same Southerly 108.9 feet to the point of beginning.
>
> Being the same property conveyed to Larry Sanders and Wendy Martin, joint tenants with rights of survivorship, by quitclaim deed from Larry Sanders, registered on 5/30/2012 as as Instrument 20120530-0046490, Register's Office for Davidson County, Tennessee. The said Larry Sanders, being the same person as Larry Dee Sanders, subsequently died on December 1, 2013. Wendy Martin is the same person as Gwendolyn Martin.

Known as 522 Moncrief Ave., Goodlettsville, Tennessee 37072.

The parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness the signature of the Grantor this date: 6-27-2025

Wendy Martin

Wendy Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Wendy Martin, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 6-27-2025

Theresa Richardson

Notary Public

THERESA C. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 05-08-2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This consideration or value for this transfer, whichever is greater, is $-0-.

Wendy Martin

Affiant

Sworn to and subscribed before me this date: 6-27-2025

Theresa Richardson

Notary Public

THERESA C. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 05-08-2028

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 27TH day of JUNE, 2025.

Date: 6-27-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 27TH day of JUNE, 2025.

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY