# QUITCLAIM DEED

STATE OF Tennessee, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10 00

*Affiant*

Subscribed and sworn to me on June 30th, 2025

NOTARY PUBLIC

My Commission Expires 3/8/28

QUINN BANNON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03-08-2028 DAVIDSON COUNTY

This deed was prepared based solely upon information supplied by the Grantor, and le search

Karen Johnson
Batch # 1292713
07/02/2025 11 50 06 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250702-0052304

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

| NAME/ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP – PARCEL # |
|---|---|---|
| Herbert W Martin<br>3189 Parthenon Avenue #2<br>Nashville, TN 37203 | Herbert W Martin<br>3634 South 300 E<br>Greenfield, Indiana 46140 | 104 02 1E 002 00 CO |

**This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith, and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.**

**KNOW ALL MEN BY THESE PRESENTS** that Stephen Martin, a single man, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Herbert W. Martin, a married man, hereinafter called **"GRANTEE,"** his successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows

Land in Davidson County, Tennessee being Unit No. 2, together with the appurtenant interest in the common elements of the Rise at West End Park horizontal property regime with private elements established by Master Deed, of record in Instrument No 20060925-0118556 and amended in Instrument No 20070913-0110095, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned amendment to Master Deed and being located upon Lots Nos 78 and 79 on the Plan of Revised Plan of West End Park of record in Plat Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Stephen Martin, unmarried, by Warranty Deed from Nicole Pittman and husband, Robert N Pittman, dated August 3rd, 2012, and recorded on September 4th, 2012, of record in Instrument No 20120904-0079873, Register's Office for Davidson County, Tennessee

This is improved property, known as 3189 Parthenon Avenue #2, Nashville, TN 37203

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises

**WITNESS** my hand on June 30, 2025.

Stephen Martin

**STATE OF** Tennessee

**COUNTY OF** Davidson

On June 30th, 2025, before me personally Stephen Martin, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal on June 30th, 2025

QUINN BANNON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03-08-2028
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires 3/8/28