Karen Johnson Davidson County
Batch# 1361125 DEEDQC
12/23/2025 10:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251223-0101966

Address of New Owner:
Jennifer-Lyn Haines Douglas
1610 Fairway Dr.
Johnson City, TN 37601

Record & Return to and
This Instrument Prepared By:
BLAKE GARNER, Attorney
303 W Main Street
Murfreesboro, TN 37130

PREPARED FROM INFORMATION PROVIDED BY THE PARTIES – A TITLE SEARCH WAS NOT PERFORMED

Send Tax Statements To:
Jennifer-Lyn Haines Douglas
1610 Fairway Dr.
Johnson City, TN 37601

From Information Furnished By
The Parties

Map & Parcel: 39-158

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **John F. Martin,** has this day bargained and sold and hereby conveys and quitclaims unto **Jennifer-Lyn Haines Douglas, married,** her successors and assigns, forever, all of his right, title and interest in and to that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

A tract of land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, being part of the tract marked "Sold to R. D. Marshall" on the plan of the lands sold in the cause of Earthman vs. McCord, et al, under Rule No. 38136 of the Chancery Court at Nashville, a copy of the plan of said land being of record in Plan Book 3, Page 16, of said Chancery Court, and also being known as Tract No. 11 on the map of the property known as the Bob Marshall Farm, not of record and described according to a survey made by L. D. Justice, Surveyor, August 21, 1947, as follows:

Beginning at a point in the center line of Old Hickory Boulevard at the corner of Lots Nos.11 and 12; thence with the line between said lots, north 28° 09' west 813 feet; thence south 55° 49' east 100 feet to a corner of Lot No. 10; thence with the line between Lots Nos. 10 and 11, south 28° 09' west 804 feet to the center line of Old Hickory Boulevard, thence with the center line of the same, northwesterly 100 feet to the point of beginning.

BEING the same property conveyed to John F. Martin by Quitclaim Deed from Janice M. Sneed, dated July 11, 2021 and filed for record July 19, 2021 of record in Instrument Number 20210719-0096628 of the Register's Office of Davidson County, Tennessee.

This is improved property located at 6997 Old Hickory Blvd., Whites Creek, TN 37189

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 19 day of December, 2025.

John F. Martin

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared John F. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 19 day of December, 2025.

ILISA SHARON STILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires October 17, 2026

Ilisa Sharon Stillman
NOTARY PUBLIC

My Commission Expires: 10/17/2026

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is none.

Lori Shelton
AFFIANT

SWORN to and subscribed before me this 19 day of December, 2025.

Ilisa Sharon Stillman
NOTARY PUBLIC

My Commission Expires: 10/17/2026

ILISA SHARON STILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires October 17, 2026

Certificate of Authenticity

I, Aimee Cain, 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 December 19, 2025.

Date

Aimee Cain

Affiant Signature

December 22, 2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22 day of December, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 3-18-2028
RUTHERFORD COUNTY