Karen Johnson Davidson County
Batch # 1415206 DEEDQC
05/04/2026 11:05:08 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260504-0039438

QUITCLAIM DEED

THIS QUITCLAIM DEED, made and entered into on this the 22nd day of December, 2023, by and between **MARTIN LUKE MEDLEY, II**, hereinafter known as the Party of the First Part, and **MARTIN LUKE MEDLEY, II and wife, SUSANNAH CULBERTSON MEDLEY**, hereinafter known as the Parties of the Second Part.

WITNESSETH:

That for and in consideration of One Dollar ($1.00), cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the Party of the First Part have this day bargained and sold and does hereby grant, transfer, and quitclaim unto the Parties of the Second Part, their heirs and assigns, all the right, title, interest, claim, or demand which the Party of the First Part, **MARTIN LUKE MEDLEY, II**, have or may have to the following described property, including all improvements located upon the same, located in Davidson County, Tennessee, to-wit:

> BEING Unit No. 5752, in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Blvd., Brentwood, Davidson County, Tennessee, as shown on the Plat of Brentwood Trace Condominiums recorded in Book 5200, Page 261, said Register's Office, and described in a Master Deed recorded in Book 5524, Page 415, amended in Book 5545, Page 510, said Register's Office.
>
> BEING the same property conveyed to Martin Luke Medley, II from Lynn McIntosh, unmarried dated the 7th day of February 2014 in Instrument No. 20140212-0012319, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Brentwood Trace Condominiums, of record in Book 5200 Page 261, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed

This document was prepared by:
R. Wayne Culbertson, PC
119 W. Market St.
Kingsport, TN 37660

recoded in Book 5524 Page 415 and amended in Book 5545, page 510, Register's Office for Davidson, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to the easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed" establishing a horizontal property regime of Brentwood Trace Condominiums 4) Bylaws for Brentwood Trace of record in Book 5524, page 424 and further amended in 5537, page 988.

This property is improved property known as 5752 Brentwood Trace, Brentwood, Tennessee 37027.

Legal Reference: 20140212-0012319

Map & Parcel: 160 14 0B 052.00

DEED DESCRIPTION TAKEN FROM PRIOR DEED WITHOUT NEW SURVEY CONDUCTED.

THIS TRANSACTION NOT CLOSED BY PREPARER.

FAILURE TO PROMPTLY RECORD THIS INSTRUMENT COULD SERIOUSLY JEOPORDIZE YOUR RIGHTS.

NO REPRESENTATION MADE BY PREPARER AS TO TITLE, TAXES, OR SURVEY.

This conveyance is made expressly subject to all covenants, conditions, restrictions and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

WITNESS the signature of the Party of the First Part, this date and day first above written.

MARTIN LUKE MEDLEY, II

STATE OF TENNESSEE:
COUNTY OF SULLIVAN:

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, the within named bargainor, **MARTIN LUKE MEDLEY, II**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

SAMUEL HALL
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY

WITNESS my hand and official seal this 22 day of December, 2023.

Samuel Hall
NOTARY PUBLIC
My Commission Expires: 08·31·2025

STATE OF TENNESSEE:
COUNTY OF SULLIVAN:

The undersigned does hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$marriage** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS my hand and official seal, this the 22 day of December, 2023.

Martin Luke Medley
MARTIN LUKE MEDLEY, II, Affiant

SAMUEL HALL
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY

SWORN TO AND SUBSCRIBED BEFORE ME, on this the 22 day of December, 2023.

Samuel Hall
NOTARY PUBLIC
My Commission Expires: 08·31·2025

NAME AND ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:

Martin and Susannah Medley
101 Ashlawn Court
Franklin, Tennessee 37064