Karen Johnson Davidson County
Batch# 1429196 DEEDQC
06/08/2026 08:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260608-0051135

This instrument prepared by Jason A. Gang, Esq., for Smolar Andriko Law Group, 1245 Hewlett Plaza #478, Hewlett, NY 11557, Tennessee Bar ID: 038362

Record and Return to: Concourse Land Transfer LLC, 25B Hanover Road, Suite 205A, Florham Park, NJ 07932

Order Number: CLT-26-1330

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **CHASSIDY FAITH MARTIN,** unmarried, for Ten Dollars and Zero Cents ($10.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey all the Grantor(s) interest unto the Grantee(s), **CHASSIDY FAITH MARTIN,** unmarried and **DAVID MELSON,** unmarried, as joint tenants with right of survivorship, whose address is 104 Riner Drive, Old Hickory, TN 37138, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Dupontonia Park Subdivision, of record in Book 2900, Page 47, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 112.0 feet on the northerly margin of Riner Drive and runs back between lines measuring 190.0 feet on the easterly side and 188.7 feet on the westerly side to a dead line in the rear on which it measures 112.0 feet.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

PCLCLT-26-1330DQTC01010103

County Parcel number: 053 16 0 033.00
Street address of property: 104 Riner Drive, Old Hickory, TN 37138
Prior Instrument Reference by which Grantor(s) acquired title: Instrument Number 20220607-0064881 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: Chassidy Faith Martin and David Melson, 104 Riner Drive, Old Hickory, TN 37138

Signed this 30th day of May, 2026,

Signature(s) of Grantor(s):

Chassidy Faith Martin
Chassidy Faith Martin

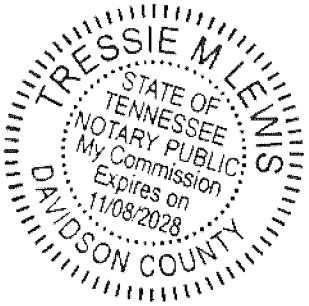
STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 30th day of May, 2026 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Chassidy Faith Martin**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.



PCLCLT-26-1330DQTC01010203

OATH OF CONSIDERATION

I or we, Chassidy Faith Martin and David Melson, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is Zero Dollars and Zero Cents ($0.00).

Signed this 30th day of May, 2024.

Signatures of Affiant(s):

Chassidy Faith Martin

Chassidy Faith Martin

David Melson

David Melson

Sworn and subscribed before me this 30th day of May, 2024.

Notary Public

TRESSIE M LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

PCLCLT-26-1330DQTC01010303