Bill Garrett Davidson County
Batch# 58775 DEEDQC
02/13/2018 03:58:59 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180213-0014386

THIS INSTRUMENT PREPARED BY
Jonathan R. Burns, Esq.
Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville, TN 37219

EXECUTRIX'S QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Gina Martin 220 Twin Hills Drive Madison, TN 37115	New Owner	098-01-0-012.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is NONE.

GINA MARTIN, Executrix

SUBSCRIBED AND SWORN to before me, Diane Lewis, by GINA MARTIN this 09 day of January, 2018.

DIANE LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: July 02, 2018

WHEREAS, Homer H. Martin, being one and the same as Homer Martin, owned certain real property in Davidson County, Tennessee, more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property");

WHEREAS, Homer Martin died and devised said Property to certain devisees by his Last Will and Testament; and

WHEREAS, the parties wish to document this testamentary transfer;

NOW THEREFORE, pursuant to the Last Will and Testament of Homer Martin duly probated in the Chancery Court of Davidson County, Tennessee, docket number 16P2120, GINA MARTIN, EXECUTRIX OF THE ESTATE OF HOMER MARTIN, hereinafter "GRANTOR," does hereby transfer, convey and quitclaim all of GRANTOR'S right, title and interest in and to the Property to Gina E. Martin, her heirs and assigns.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Gina Martin conveys in her fiduciary capacity only and not individually.

WITNESS my hand this 09 day of ~~January~~ February, 2018.

ESTATE OF HOMER MARTIN

By: _____ 2.9.18
GINA MARTIN, Executrix

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GINA MARTIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Executrix of the Estate of Homer Martin and that as such Executrix she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal his 09 day of ~~January~~ February, 2018.

_____
Notary Public

My Commission Expires:
July 02 · 2018

DIANE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Property Description

Being Lot No. 56 on the Plan of Lake Park, Section 1, as of record in Book 4175, pages 134 and 135, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more particular description and being further described as follows:

BEGINNING at a point in the northerly margin of Port Cleburne Court, said point being the common point between Lot No. 56 and Lot No. 55; thence northeasterly following the common boundary between Lot No. 56 and Lot No. 55, 132.88 feet to a marker, thence following the common boundary between Lot No. 56 and Lot No. 54, northerly 50.55 feet to a point; thence west 164.93 feet to a marker, said marker being in a common point between Lot No. 93 and Lot No. 94; thence westerly 79.00 feet to a point; thence southerly 163.00 feet to a point in the northerly margin of Port Cleburne court, thence following the curve of northerly margin of said Port Cleburne Court a distance of 63.86 feet to point of beginning.

BEING the same property conveyed to Homer H. Martin by Quitclaim Deed from Carolyn Ann Melbo (Martin) of record in Book 7845, page 592, Register's Office for Davidson County, Tennessee.

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.