This instrument prepared by:
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, Tennessee 37067

Bill Garrett Davidson County
Batch# 124568 DEEDWARR
08/03/2018 02:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180803-0076524

NEW OWNER:
Marquetta M. Martin-Earl
1204 Shoreham Dr
College Park GA 30349

SEND TAX BILL TO:
Same as new owner

MAP & PARCEL:
059 01 0 003.00

Executor's Deed

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, ***Marquetta M Martin-Earl, Co-Executor and James A Jackson, Co-Executor of the Estate of Marjorie C Saxton, deceased in accordance with the provisions of TCA 66-4-101 et seq and pursuant to the power and authority given to the said Grantors under the Last Will and Testament of said decedent as of record in Davidson County Probate Docket Number 17P1563, pursuant to Letters Testamentary issued on 10/16/2017*** *(date)* ***by the Office of the Circuit Court of Davidson County, Tennessee,*** *hereinafter called the Grantor, has bargained and sold and by these presents do transfer and convey unto* ***Marquetta M Martin-Earl and James A Jackson, as Co-Trustees of the Marjorie C Saxton Testamentary Trust for the benefit of Dorothy L Martin,*** *hereinafter called the Grantee, and its successors and assigns, a certain tract or parcel of land* in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 3, of Section I, R. B. Beal Subdivision, as of record in Book 3700, page 102, Register's Office for said County.

Said lot fronts 207 feet on the easterly side of Beal's Lane, as measured around a curve, and runs back 348.5 feet on the southerly line and 340.2 feet on the northerly line to a dead line in the rear and measures 29.7 feet thereon.

Being the same property conveyed to Phillip E Saxton Sr and wife, Marjorie C Saxton by Warranty Deed of Patsy L Appleton, unmarried, of record in Book 5159, page 776, Register's Office of Davidson County, Tennessee. The said Phillip E Saxton Sr is since deceased (April 29, 2001) and said property vested to Marjorie C Saxton by operation of law as the surviving tenant by the entireties. The said Marjorie C Saxton is now deceased (August 6, 2017) and her will was admitted to probate in Case No. 17P1563 of the Circuit Court of Davidson County Probate Division.

Being also known as 6138 Beals Lane, Nashville, TN 37218

Subject to: Property taxes and all other items of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Executed to be effective as of the 26th day of July, 2018.

Estate of Marjorie C Saxton

By: Marquetta M Martin-Earl

Marquetta M Martin-Earl, Co-Executor

By: James A Jackson, Co-Executor

James A Jackson, Co- Executor

STATE OF Georgia
COUNTY OF Clayton

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared ***Marquetta M Martin-Earl, Co-Executor***, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Co-Executor of **Estate of Marjorie C Saxton**, the within named bargainor, and that she as such Co-Executor executed the foregoing instrument for the purpose therein contained, by signing the name of the estate by herself as Co-Executor.

Witness my hand this 26 day of July, 2018.

Notary Public

My Commission Expires: May 15, 2022

YVETTE BOLLETTEMEADE NOTARY PUBLIC CLAYTON COUNTY, GEORGIA

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared ***James A Jackson, Co- Executor***, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Co-Executor of **Estate of Marjorie C Saxton**, the within named bargainor, and that he as such Co-Executor executed the foregoing instrument for the purpose therein contained, by signing the name of the estate by himself as Co-Executor.

Witness my hand this 31 day of July, 2018.

Notary Public

My Commission Expires: 5/27/2019

Amelia Swanson State of Tennessee Notary Public Williamson County

State of TN
County of Williamson

The actual consideration or value, whichever is greater for this transfer is $0.00 for recording tax purposes.

Affiant

Sworn to and subscribed to before me this 3rd day of August 2018.

Notary Public My Commission Expires: 5-30-21

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-2021

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-2021