THIS INSTRUMENT PREPARED BY: *Yvette L. Meldrum, Attorney at Law* **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel. 2018-1021	*STATE OF* TN *COUNTY OF* Williamson *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 3 day of August 2018. *Notary Public* *My commission expires:* 5-30-21

TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-2021

Name and Address of New Owner: **Marquetta M Martin-Earl** 1204 Shoreham Dr College Park, GA 30349	
Send Tax Bills To: Owner	
Street Address of Subject Property: 6138 Beals Lane Nashville, TN, 37218	**Parcel ID:** 059 01 0 003.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **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 **"GRANTOR,"** hereby conveys and quitclaims unto **Marquetta M Martin-Earl,** hereinafter called **"GRANTEES,"** his/her/their heirs and assigns, all of his/her/their right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

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.

Bill Garrett Davidson County
Batch# 124568 DEEDQC
08/03/2018 02:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180803-0076525

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.

AND being the same property conveyed to 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 by Executor's Deed of record in Instrument No. 201808030076524 **, said Register's Office. The said Dorothy L Martin died on June 30, 2018.**

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

WITNESS my hand this 26th day of July, 2018.

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

By: Marquetta M. Martin Earl
Grantor – Marquetta M Martin-Earl, Co-Trustee

By: James A Jackson, Co-Trustee
Grantor – James A Jackson, Co-Trustee

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-Trustee*** 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-Trustee of the Marjorie C Saxton Testamentary Trust for the benefit of Dorothy L Martin,** the within named bargainor, and that she as such Co-Trustee executed the foregoing instrument for the purpose therein contained, by signing the name of the trust by herself as Co-Trustee.

Witness my hand this 26 day of July, 2018.

Notary Public

My Commission Expires: May 15, 2022

ERNESTINE BULLEN MCCLAIN 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-Trustee*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Co-Trustee of the Marjorie C Saxton Testamentary Trust for the benefit of Dorothy L Martin**, the within named bargainor, and that he as such Co-Trustee executed the foregoing instrument for the purpose therein contained, by signing the name of the trust by himself as Co-Trustee.

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

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