Karen Johnson Davidson County
Batch# 233365 DEEDQC
05/23/2019 08:14:04 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190523-0048700

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
306 Northcreek Boulevard, Suite 202
Goodlettsville, Tennessee 37072
(615) 246-2544

The information contained herein was supplied by the parties hereto without the benefit of a title examination. The preparer of this deed makes no warranty as to state of title to the property conveyed herein or to the accuracy of the information contained herein.

EXECUTOR'S QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Douglas M. Martin, et al. 2886 Lower Walkers Creek Road Goodlettsville, TN 37072	Same	017-00-0-118.00

WHEREAS, Joe Douglas Martin and wife, Patricia Martin (a/k/a Patricia Lee Martin), owed the real property and improvements commonly known as 2886 Lower Walkers Creek Road, Goodlettsville, Tennessee 37072, as more particularly described on the attached Exhibit A (the "Property");

WHEREAS, said Joe Douglas Martin passed away on March 23, 2016, leaving said Patricia Lee Martin as his surviving spouse and sole owner of the Property;

WHEREAS, said Patricia Lee Martin executed a Quitclaim Deed For Specific Term of Years, granting unto John Hunter Sexton the right to live, reside and/or occupy the Property for the time period specified within said Deed, which is of record as Instrument No. 20160511-0047016, in the Register's Office for Davidson County, Tennessee;

WHEREAS, said Patricia Lee Martin passed away on June 20, 2018, leaving a Last Will and Testament dated June 9, 2016 (the "Will");

WHEREAS, the Will was admitted into probate by the Davidson County Circuit (Probate) Court, Case No. 18P-1275 (the "Estate"), and made of record as Instrument No. 20190319-0024883, said Register's Office;

WHEREAS, Joshua D. Hankins was duly-appointed as Executor of the Estate by the Davidson County Circuit (Probate) Court (the "Executor");

WHEREAS, under the Will, the beneficiaries were as follows: Douglas Miles Martin – 15.00%; Lorie Ann Sexton – 15.00%; Deborah Dawn Williams – 15.00%; Patricia Lynn Moss – 27.50%; and the John Hunter Sexton Living Trust – 27.50% (collectively, the "Beneficiaries");

WHEREAS, by way of that certain Beneficiary Agreement and Release and Waiver of Claims, a memorandum of which is of record as Instrument No. 20190514-0045241, said Register's Office (the "Beneficiary Agreement"), said Lorie Ann Sexton released all claims to the Estate in exchange for structured payments totaling $30,000.00, and, therefore, said Lorie Ann Sexton's 15.00% share of the Estate has been re-allocated, pursuant to an agreement of the Beneficiaries dated effective November 8, 2018, as follows: Douglas Miles Martin – 18.75%; Deborah Dawn Williams – 18.75%; Patricia Lynn Moss – 31.25%; and the John Hunter Sexton Living Trust – 31.25%; and

WHEREAS, the Executor wishes to convey the Property from the said Estate to said Beneficiaries.

NOW, THEREFORE, for and in consideration of the premises, JOSHUA D. HANKINS, AS EXECUTOR OF THE ESTATE OF PATRICIA LEE MARTIN, by these presents, transfers and conveys unto DOUGLAS MILES MARTIN, an 18.75% undivided tenant-in-common interest in the Property, DEBORAH DAWN WILLIAMS, an 18.75% undivided tenant-in-common interest in the Property, PATRICIA LYNN MOSS, a 31.25% undivided tenant-in-common interest in the Property, and TRENT SEXTON, AS TRUSTEE OF THE JOHN HUNTER SEXTON LIVING TRUST, a 31.25% undivided tenant-in-common interest in the Property (collectively, "Grantees"), their heirs, successors and/or assigns, all of his rights, title and interests in and to the Property.

The Property is conveyed to Grantees, their heirs, successors and/or assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. The Executor transfers the Property to Grantees on an "as-is, where-is" basis.

<Signatures and notary acknowledgements appear on the following page.>

IN WITNESS WHEREOF, the undersigned has hereunto set his signature, to be effective as of the 21 day of May, 2019.

GRANTOR:

Joshua D. Hankins, Executor of the Estate of
Patricia Lee Martin

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Amy Hankins, a Notary Public of the State and County aforesaid, personally appeared Joshua D. Hankins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor of the Estate of Patricia Lee Martin, and that he as such Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Executor.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 21st day of May, 2019.

Amy Hankins
Notary Public

My commission expires: 7/18/2020

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D), no tax is due for the recording of this instrument.

AFFIANT

Sworn to and subscribed before me, this 21st day of May, 2019.

Amy Hankins
Notary Public

My commission expires: 7/18/2020

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

BEGINNING at a large beech tree near a spring and running thence north 23 ½ deg. west 57 poles to a point on north side of road; thence north 73 deg. East 2 poles to the center of creek; thence south 86 deg. East 16 ½ poles to a point where a gate now stands; thence south 23 deg. East 46 poles to a stone with hackberry pointer, said stone being in Mrs. Sallie Burklin's west boundary line; thence south 55 ½ deg. West 16 ½ poles to the point of beginning, containing 5.62 acres, more or less, and being a part of the same property conveyed to Oscar S. Burklin and wife, J. E. Allen and Sam T. Green et ux, by deed of record in Book 600, page 580, of the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Joe Douglas Martin and wife, Patricia Martin (a/k/a Patricia Lee Martin), by deed from Leon Martin, Everett M. Martin, Margaret Capps Galbreath, Glenn Capps and Gerald W. Capps, of record as Book 4745, page 406, said Register's Office. Said Joe Douglas Martin passed away on March 23, 2016, leaving said Patricia Lee Martin as his surviving spouse and sole owner. Said Patricia Lee Martin passed away on June 20, 2018, leaving a Last Will and Testament dated June 9, 2016, which is of record as Instrument No. 20190319-0024883, said Register's Office.