Karen Johnson Davidson County
Batch# 297559 DEEDQC
10/08/2019 10:09:48 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20191008-0102907

This instrument prepared by:
W. Gary Blackburn
213 5th Ave N, Suite 300
Nashville, Tenn. 37219

Name and Address of New Owners'
John Martin, Micheal Martin
126 Green Street
Nashville, Tennessee 37210

Send Tax Bills To:
Same

Map and Parcel No.
93-16-281

TRUSTEE'S QUITCLAIM DEED

By order of the Chancery Court for Cheatham County, Tennessee, a true and exact copy of which is attached hereto, David Smith, Trustee of the Testamentary Trust of Joseph Micheal Martin, deceased, hereby conveys unto Michael Martin and John Martin as tenants in common all right, title and interest in the subject property described hereafter and held by him as a part of the corpus of the Testamentary Trust, being real property of Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, and being identified as being part of Lot 24 of Plan "A" on the Map of the Hermitage Addition, as of record in Book 57, Pages 42 and 43, Register's Office for Davidson County, Tennessee. Said Part of Lot No. 24 Fronts 50 feet on the south side of the alley between Green Street and Hermitage Ave, and runs back between parallel lines which measure 79.25 feet on the east line and 52.5 feet on the west line to points on the northerly margin of I-40 on which it measures 57 feet thereon.

Being the same property conveyed to Joseph M. Martin and C. B. Martin by deed from The Metro Government of Nashville and Davidson County of record in book 5381 page 273 Register's Office for Davidson County, Tennessee and the said C.B. Martin having died leaving only Joseph M. Martin and Brent Martin as heirs. The said Brent Martin conveyed his interest to Joseph M. Martin by Quitclaim Deed of record at Instrument No. 20100817-0064925 Register's Office for Davidson County, Tennessee. Joseph M. Martin died on January 14, 2012 leaving a Last Will and Testament dated September 29, 2008, which was admitted to probate in the Chancery Court for Cheatham County, Tennessee, Docket No. P-2147. Joseph M. Martin and Joseph Micheal Martin is one and the same person.

This is improved property and known as 116 1/2-118 Green Street, Nashville Tennessee 37210. Further this deed is prepared based upon the information furnished by the grantor and without the benefit of any title search, none being requested or required by the Chancery Court.

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

Witness my hand and on this 8th day of ~~September~~ October 2019.

David Smith, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a notary public, the undersigned, in the state and county shown, the said David Smith, Trustee of the Testamentary Trust of Joseph Micheal Martin, with whom I am personally acquainted or proved himself to be, and who acknowledged that he signed the foregoing deed for the purposes intended and contained.

Witness my hand and seal at Nashville, Tennessee on this the 8th day of ~~September~~ October, 2019.

Notary Public

My Commission Expires: 11/5/19

THOMAS L. SEALY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is zero ($0.00) dollars.

Affiant

Subscribed and sworn to before me on this 8th day of October, 2019.

Notary Public

My Commission Expires: 11/5/19

THOMAS L. SEALY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

IN THE CHANCERY COURT FOR CHEATHAM COUNTY, TENNESSEE

PROBATE DIVISION

AT ASHLAND CITY

FILED 9.5.19
ENTERED 9.5.19
PROBATE BOOK 21 PAGE 585
PAMELA JENKINS, Clerk & Master

IN THE ESTATE OF:)
) NO. P-2147
JOSEPH MICHEAL MARTIN, Deceased)

ORDER

This cause came on to be heard on Thursday, September 5, 2019 upon the unopposed petition of David Smith, Trustee and Micheal Martin and John Martin, surviving beneficiaries of the Estate of Joseph Micheal Martin, to terminate the Testamentary Trust and to distribute all the assets thereof in accordance with the Last Will and Testament of Joseph Micheal Martin.

Upon appearance of the parties and their counsel and the entire record in this cause the court found as follows:

Joseph Micheal Martin ("decedent") died on January 14, 2012. His will was admitted to probate on February 21, 2012 and Mr. Smith was named Executor on said date. The property of the estate was to be held in trust by him with the provision in Section IV of the Will that "... if any of the named beneficiaries should either predecease me, or die before the trust terminates, then their portion be (sic) held in trust by the trustee, and divided equally among the remaining beneficiaries at the end of the trust."

The will provided that the Trust would terminate upon the date the youngest beneficiary reached the age of 21. The youngest, Mickey Martin, died on July 30, 2015, prior to attaining the age of 21. Margaret Martin expired on July 26, 2019. Micheal Martin and John Martin are therefore the only surviving beneficiaries of the trust. They agree that under the terms of the Testamentary

Trust there is no longer any reason not to terminate the trust, to discharge Mr. Smith from further responsibility therefore other than as set forth herein, and to allow and direct him to distribute the remaining assets.

It is, therefore, ORDERED ADJUDGED AND DECREED that Mr. David Smith be authorized and directed to transfer and convey to Micheal and John Martin, equally, all right, title and ownership of all property of the Trust, real, personal and mixed.

Without limitation, Mr. Smith shall convey real property in Davidson County, Tennessee, being that property known as 263 Hermitage Avenue, 251 Hermitage Avenue, and 126 Green Street.

Upon distribution of said assets and the recorded conveyance of the real property, Mr. Smith shall be discharged from any and all further duties as trustee and the Trust shall terminate.

Although Mr. Smith has rendered valuable services as trustee, he has expressly and generously waived all claims to fees and expenses arising from such services.

The costs of this cause shall be taxed to the beneficiaries, Micheal and John Martin, for which execution may issue, if necessary.

This 5 day of September, 2019.

Chancellor

CHANCERY COURT
I CERTIFY THIS TO BE A TRUE COPY
9.5 SEAL 2019
Pamela Jenkins C&M
HEATHAM COUNTY

APPROVED FOR ENTRY:

This 6th day of September, 2019.

W. Gary Blackburn, Esq., #003484
Bryant Kroll, Esq., #33394
213 5th Avenue N., Suite 300
Nashville, TN 37219
gblackburn@wgaryblackburn.com
bkroll@wgaryblackburn.com