Karen Johnson Davidson County
Batch# 297559 DEEDQC
10/08/2019 10:09:48 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20191008-0102908

This instrument prepared by:
W. Gary Blackburn
213 Fifth Avenue North, Suite 300
Nashville, Tennessee 37219

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

Send Tax Bills To:
Same

Map and Parcel Nos.:
093-16-277
093-16-278
093-16-279
093-16-280

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, does hereby transfer, convey and quitclaim 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 said Testamentary Trust, being real property of Davidson County, Tennessee described as follows:

TRACT 1 (Map 93-16, Parcel 277)

Land in Davidson County, Tennessee, being the northeast part of Lot No 27 Block "A" on the Plan of Hermitage Addition to Nashville, as in Book 57, pages 42 and 43, Register's Office for Davidson County, Tennessee, and being further described as follows:

Beginning at a point in the south margin of the first alley south of Hermitage Avenue or Lebanon Pike, 50 feet west from the westerly margin of Decatur Avenue, being the corner of Lots 27 and 28; thence with the line between said lots, southerly 142 feet to the north line of the property conveyed to the State of Tennessee for a controlled access highway by deed from Rachel Hall, of record in Book 2921, Page 123, Register's Office for Davidson County, Tennessee, thence along the margin of said proposed controlled access highway, northwesterly 42.7 feet to a point; thence northerly 131.6 feet to the south margin of the alley mentioned above; thence with the margin of said alley, easterly 37 ½ feet to the point of beginning.

TRACT 2 (Map 93-16, Parcel 278)

Being the northerly part of the easterly 25 feet of Lot No. 26 and the northerly part of the westerly 12.5 feet of Lot No. 27 of Block "A" on the plan of Hermitage Addition to Nashville, as of record in Book 57, Pages 42 and 43, Register's Office for Davidson County, Tennessee, and being further described as follows:

Said part of Lot Nos. 26 and 27 front together 42.7 feet on a dead line which is the property line of the State of Tennessee Department of Highways and Public Works, of record in Book 2906, Page 559, and Book 3068, Page 77, RODCT, and extends back between parallel lines 121.6 feet, more or less, on the easterly line and 101.2 feet, more or less, on the westerly line to an alley, measuring 37.5 feet thereon.

TRACT 3 (Map 93-16, Parcel 279)

Being the northerly part of the easterly 12 ½ feet of Lot No. 25 and the westerly 25 feet of Lot No. 26, Block "A" on the Plan of Hermitage Addition to Nashville, of record in Book 57, Pages 42 and 43, Register's Office for Davidson County, Tennessee, and being further described as follows:

Said northerly part of the easterly part of Lot No. 25 and the westerly part of Lot No. 26 front together 42.7 feet on a dead line, which is the property line of the State of Tennessee Department of Highways and Public Works, of record in Book 2906, Page 473, Register's Office for Davidson County, Tennessee, and runs back between parallel lines, 80.8 feet, more or less, on the west side, and 101.2 feet, more or less, on the east side, to an alley, on which it measures 37.5 feet.

TRACT 4 (Map 93-16, Parcel 280)

Being the westerly 37 ½ feet of Lot No. 25 of Block "A" on the Plan of Hermitage Addition to Nashville, of record in Book 57, Pages 42 and 43, Register's Office for Davidson County, Tennessee, said part of Lot No 25 fronts 37 ½ feet on the northerly side of Green Street and runs back between parallel lines 160 feet to an alley.

INCLUDED IN THE ABOVE DESCRIPTION (TRACT 4) BUT EXCLUDED FROM THIS CONVEYANCE is that part of said lot that which was conveyed to the State of Tennessee by Deed from T. Wharton and wife, of record in Book 2963, Page 147, Register's Office for Davidson County, and described as follows:

Said part of Lot No. 25 begins at a point in the northerly margin of Green Street and the westerly margin of Decatur Street; thence north 6 degrees east 79.2 feet to a point; thence north 55 degrees 21 minutes 27 seconds west 42.7 feet to a point; thence south 6 degrees west 99.7 feet to the northerly margin of Green Street; 37.5 feet to the point of beginning, containing 3345 square feet, more or less.

Being a portion of the property conveyed to Joseph M. Martin by Quitclaim Deed from David Brent Martin of record in Book 8992, Page 792, Register's Office for Davidson County, Tennessee and being all of the same property conveyed to Joseph M. Martin by Quitclaim Deed from David Brent Martin and Joseph Mike Martin of record in Book 8994, page 684, 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 property known as 126 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 October, 2019.

David Smith TR

David Smith, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

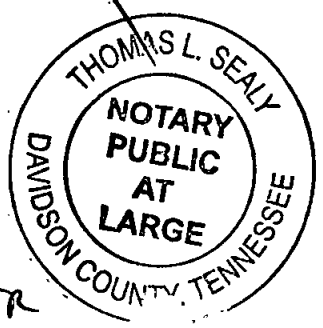
Personally appeared before me, a notary public, the undersigned, in the state and county shown, the said David Smith, Trustee of the Testamentary Trust of Joseph Micheal Martin, with whom I am personally acquainted or proved himself to be, and who acknowledged that he signed the foregoing deed for the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

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

Thomas L. Sealy

Notary Public,

My Commission Expires: 11/5/19



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

David Smith TR

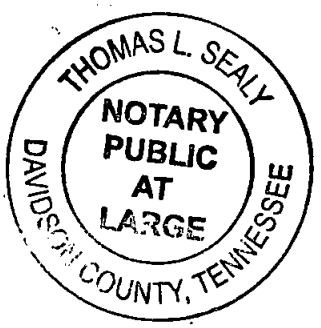
Affiant

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

Thomas L. Sealy

Notary Public

My Commission Expires: 11/5/19



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