Karen Johnson Davidson County
Batch# 297559 DEEDQC
10/08/2019 10:09:48 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20191008-0102909

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

Parcel ID No.
093-12-0-112.00

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 Lots 10 and 11 of Block "A" on the Map of Hermitage Addition to Nashville, as of record in Book 57, Pages 42 and 43, Register's Office for Davidson County, Tennessee. Said Lots 10 and 11 front together 100 feet on the southerly side of Hermitage Avenue, formerly Fillmore Street, and run back between parallel lines 167 feet to an alley.

Being the same property conveyed to Emmett N. Kennon, Jr. and wife, Rose S. Kennon by deed from Thomas C. Coursey and wife, Lorelle Spry Coursey, of record in Book 3252, page 265, Register's Office for Davidson County, Tennessee. Being the same property conveyed thereafter to Joseph Michael Martin by deed from Emmett N. Kennon, Jr. and wife Rose S. Kennon of record in Instrument No. 20071025-0126432, 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 unimproved property and known as 251 Hermitage Ave., 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, Grantor

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.

Notary Public,

My Commission Expires: 4/5/19

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the
8 Day of Oct., 2019.
, Deputy Register

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

I CERTIFY THIS TO BE A TRUE COPY
9.5 2019
C&M

CHANCERY COURT SEAL CHEATHAM COUNTY, TN

APPROVED FOR ENTRY:

This 6th day of September, 2019.

W. Gary Blackburn, Esq., #003484
Bryant Kroll, Esq., #33394
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