Karen Johnson Davidson County
Batch# 297559 DEEDQC
10/08/2019 10:09:48 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20191008-0102910

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 #
93-16-248

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 transfers, conveys and quitclaims 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:

Land in Davidson County, Tennessee, and being identified as being lots, 12, 13 and 14 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. According to a survey made by Wm. Collier Parrish Associates Civil Engineers, made September 1, 1965, said lots Nos. 12, 13 and 14 front together 150 feet on the southerly side of Hermitage Avenue, as widened, formerly Fillmore Street or Lebanon Turnpike, and runs back between parallel lines, with the westerly margins of Decatur Avenue, 167 Feet to an alley.

Being the same property conveyed to Joseph M. Martin and wife Deborah K. Martin by deed from J. Ray McKinney and wife, Mattie B. McKinney of record in Book 6643, Page 560 Register's Office for Davidson County, Tennessee. Joseph M. Martin and Deborah K. Martin subsequently divorced and Deborah K. Martin conveyed her interest to Joseph Micheal Martin by Quitclaim Deed of record at Instrument No. 20100817-0064926, 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 with an address of 263 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, 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.

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 2 day of September, 2019.

Chancellor

CHANCERY COURT
CHANCERY COURT
I CERTIFY THIS TO BE A TRUE COPY
9.5 SEAL 2019
Pamela Jackson C&M
THE WITHAM COUNTY TN

APPROVED FOR ENTRY:

This 6 day of September, 2019.

W. Gary Blackburn, Esq., #003484
Bryant Kroll, Esq., #33394
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Nashville, TN 37219
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