Karen Johnson Davidson County
Batch# 423248 DEEDWARR
06/22/2020 03:42:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20200622-0067032

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (WLH)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

EXECUTOR'S DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Raymond S. Martin, III 2310 Golf Club Lane Nashville, TN 37215	same	117 06 0 010.00

WHEREAS, Linda Williamson Martin (the "Decedent") died on September 6, 2019, and Decedent's Last Will and Testament, dated January 6, 2017, was admitted to probate on September 26, 2019, as Docket No. 19P1693 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will"); and

WHEREAS, Raymond S. Martin, III is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, Tennessee, and any improvements thereon, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property") to Raymond S. Martin, III in order to settle matters of the Estate in accordance with the terms of the Will.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor hereby transfers, and conveys all of the Executor's right, title and interest in the Property to Raymond S. Martin, III, in fee simple (the "Beneficiary").

This is improved property located at 2310 Golf Club Lane, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiary, its successors and assigns, forever; and the Executor hereby transfers, assigns, and sets over unto the Beneficiary, all of the Estate's right, title and interest in the said Property with full benefit of the Executor's warranties to the maximum extent that he can or should do as Executor, but not further or otherwise.

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020 and Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020.

IN WITNESS WHEREOF, the Executor has executed this instrument this 4 day of June, 2020.

Raymond S Martin, III

Raymond S. Martin, III, Executor
Estate of Linda Williamson Martin

[Grantor Notary Acknowledgement on Next Page]

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020 and Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said State and County, Raymond S. Martin, III, who upon oath acknowledged that he is the Executor of the Estate of Linda Williamson Martin, deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Brentwood, Tennessee, this 4th day of June, 2020.

Notary Public

My Commission Expires: 9/7/2021

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY

[Additional Pages Follow]

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020 and Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020.

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (a)(3)(D).

Signed this 4 day of June, 2020.

Raymond S Martin III

Raymond S. Martin, III, Affiant

[Affiant Notary Acknowledgement on Next Page]

Executor's Deed-2310 Golf Club LN., Nashville
Affiant Notary Acknowledgement

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020 and Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Subscribed and sworn to before me this 4th day of June, 2020.

Notary Public

My Commission Expires: 9/7/2021



EXHIBIT A

Land lying in the 25th Councilmanic District of Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Lamar Alexander Property, as of record in Book 7900, page 186, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron rod in the northerly margin of Golf Club Lane, said iron rod being South 38° 01' 05" East 37.62 feet, South 86° 48' 57" East 213.71 feet from an iron rod located at the Northeast corner of Golf Club Lane and Wortham Avenue; thence leaving said northerly margin North 03° 30' 00" East 301.63 feet to an iron rod; thence South 86° 33' 46" East 199.21 feet to an iron rod; thence South 03° 30 00" West 300.75 feet to a concrete monument in the Northerly margin of Golf Club Lane; thence with said margin North 86° 48' 57" West 199.21 feet to the point of beginning, containing 1.377 acres, more or less.

Being the same property conveyed to Linda W. Martin, being one and the same person as Linda Williamson Martin, by deed from Dr. Raymond S. Martin, III, and wife, Linda W. Martin, of record at Instrument No. 20180427-0039674, Register's Office for Davidson County, Tennessee.

The Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property, including the permitted exceptions set forth as follows: the encroachment of the asphalt drive onto the 10' public utility easement and onto the minimum building setback line and the encroachment of the pool house onto the minimum building setback line as shown on the Mortgage Loan Inspection made by John Kohl & Company, P.C., dated August 9, 1990, bearing Job No. 85121-M.

The legal description is the same as the previous deed of record.

This is improved property located at 2310 Golf Club Lane, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020 and Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020.

I, William L. Harbison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signed this 8 day of June, 2020.

Will. L Harbison

William L. Harbison

[Notary Acknowledgement on Next Page]

Certificate of Authenticity
Notary Acknowledgement

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020 and Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, William L. Harbison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Brentwood, Tennessee, this 8th day of June, 2020.

Notary Public

My Commission Expires: 9/7/2021

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY

942091.2 13213-001