(1)

THIS INSTRUMENT PREPARED BY:
Ted A. Burkhalter, Atty at Law
2809 Columbine Place
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 467070 DEEDQC
08/31/2020 11:34:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200831-0098470

This deed is being prepared to evidence distribution of real property to a beneficiary and is exempt from tax pursuant to TCA 67-4-409(a)(3)(D).

Pursuant to TCA 67-4-409(a)(5) the valuation oath is intentionally omitted.

EXECUTOR'S DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Martin Charitable Remainder Trust PO Box 40948 Nashville, TN 37204	Martin Charitable Remainder Trust PO Box 40948 Nashville, TN 37204	Map 135-5 Parcel 13

Clara Chester Martin died on May 22, 2020, leaving a will dated March 31, 2020. The will was admitted to probate on June 25, 2020 in the Seventh Circuit (Probate) Court of Davidson County, Tennessee, Docket No. 20-P-946. The will named Sarah Gail Gardner and Margaret Barnhart as co-Executors. The Executors are duly qualified. All debts of the decedent have been paid. The Executors by signing this Deed release any right the executors have to recover this property in the event of the subsequent insolvency of this estate.

In accordance with the provisions of the Last Will and Testament of Clara Chester Martin and the laws of the State of Tennessee, Sarah Gail Gardner and Margaret Barnhart, co-Executors, quitclaim to the Martin Charitable Remainder Trust, Gail Gardner, Margaret Barnhart and Ted A. Burkhalter, Trustees, in fee simple, all rights, title and interest in the following described real estate in Davidson County, Tennessee:

> Being Lot No. 7 of Black "I" on the Second Revised Plan of Highlands of Belle Meade No. 2 as of record in Book 1130, page 71 and 72, Register's Office for Davidson County, Tennessee. Said Lot No. 7 fronts 145 feet on the northerly side of West Tyne Drive and runs back 179.49 feet on the westerly line and 120 feet on the easterly line to a dead line measuring 156.72 feet thereon.
>
> Being the same property conveyed to Woodson J. Martin, Jr. and Mrs. Kate Hill Green by warranty deed from John Jennings King and wife, Helen K. King, of record in Book 4278, page 461; being the same property subsequently conveyed by quitclaim deed from Woodson J. Martin, Jr. et al to Woodson J. Martin, Jr. of record in Book 4583, page 972; and being the same property subsequently conveyed by quitclaim deed from Woodson J. Martin, Jr. to Woodson J. Martin, Jr. and wife Clara C. Martin, of record in Book 4977, page 364, all of record in the Register's Office for Davidson County, Tennessee. The aforesaid Woodson J. Martin, Jr. having predeceased his wife, Clara C. Martin, on August 28, 2016, in Davidson County, Tennessee.

This transfer is by Quitclaim and no warranties are made about the title.

This is improved property known as 120 West Tyne Drive, Nashville, TN 37205.

Witness our hands at Nashville, Tennessee this 26th day of August, 2020.

ESTATE OF CLARA C. MARTIN

Sarah Gail Gardner, co-Executor

Margaret Barnhart, co-Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah Gail Gardner (aka Gail Gardner), Margaret Barnhart and Ted A. Burkhalter. whom I am personally acquainted, and who upon oath acknowledged that they, as Executors of the Estate of Clara Chester Martin and/or as Trustees of the Martin Charitable Remainder Trust, in their official capacity as such and being duly authorized and empowered to so do, executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of August, 2020.

Notary Public

(notary seal)
TAMARA M. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024