This instrument was prepared by Eric M. Bittner, Attorney at Law, 200 Commerce Street, Clarksville, Tennessee 37040, from information supplied by the Grantee herein and without the benefit of a complete legal title examination and no liability is assumed for any matters that would be disclosed by said title examination.

Karen Johnson Davidson County
Batch# 628308 DEEDQC
05/04/2021 10:55:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210504-0059583

NAME & ADDRESS OF PROPERTY OWNER:
TAMARA LEE MARTIN, SUCCESSOR TRUSTEE
THE MARTIN REVOCABLE LIVING TRUST
dated December 16, 2020
5210 Edgeware Drive
Agoura Hills, CA 91301
(mailing address)
PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES:
Same

JOHN A. MARTIN

TO: QUITCLAIM DEED

TAMARA LEE MARTIN, Successor Trustee of THE MARTIN REVOCABLE LIVING TRUST dated December 16, 2020

FOR A VALUABLE CASH CONSIDERATION, this day in hand paid, the receipt of which is hereby acknowledged, **JOHN A. MARTIN as GRANTOR,** hereby transfers and conveys, remises, releases and forever quitclaims unto the **GRANTEE, TAMARA LEE MARTIN, Successor Trustee of THE MARTIN REVOCABLE LIVING TRUST dated December 16, 2020** its successors and assigns forever, all of his right title and interest in and to the following described real estate, together with any and all improvements thereon, situated in the Seventh (7th) Zone of Davidson County, Tennessee, being Map and Parcel No. 075 12 0A 175.00 to-wit:

Being Lot No. 29, on the plan of First Revision, Section Three, Phase Two, Greer Meadows at Cedar Creek, of record in Instrument Number 20040407-0039587, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete and accurate description of said lot.

This being the same real property conveyed unto John A. Martin and wife Karen L. Martin by deed of record in Instrument Number 20040706-0079743, of the Register's Office for Davidson County, Tennessee. Karen L. Martin predeceased John A. Martin leaving him vested with fee simple title to the property as the surviving tenant by the entirety. Tamara Lee Martin succeeded

John Anthony Martin as Trustee of the Trust pursuant to Article III of the Martin Revocable Living Trust Agreement dated December 16, 2020.

This is improved property known as 642 Belgium Drive, Hermitage, TN 37076.

This preparer is the draftsman only of this document and is not the person responsible for closing this transaction and the parties agree that the draftsman will not be construed as a person required to report this transaction under IRS §5064 (E) or other applicable law.

POSSESSION will be given upon delivery of this deed.

THE 2021 TAXES are assumed by Grantee.

IN WITNESS WHEREOF, the GRANTOR has hereunto signed his name on this the 18 day of April, 2021.

JOHN A. MARTIN
GRANTOR

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN A. MARTIN** the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, on this the 18 day of April, 2021.

NOTARY PUBLIC

My Commission Expires: 5/4/23

CHARITY SPIER
Notary Public - California
Los Angeles County
Commission # 2287504
My Comm. Expires May 4, 2023

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Pursuant to Tennessee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned being the Grantee, the Grantee's agent or a trustee acting for the Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00.

Successor Trustee
AFFIANT

Sworn and subscribed to before me on this the 18 day of April, 2021.

NOTARY PUBLIC

My Commission Expires: 5/4/23

CHARITY SPIER
Notary Public - California
Los Angeles County
Commission # 2287504
My Comm. Expires May 4, 2023