Karen Johnson Davidson County
Batch# 684454 DEEDQC
07/27/2021 10:57:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210727-0100678

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel**
Robert Edward Martin, Trustee 243 Cahal Ave. Nashville, TN 37206	Same	108 122.00

Quitclaim Deed to Trustee

Grantor: Virgil Martin
Grantee: Robert Edward Martin, Trustee under the Irrevocable Trust Agreement of Virgil, dated July 20, 2021

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 69 on the Plan of Villages of Larchwood, Phase 2, Section IV-A, of record in Instrument 20000928-0096098, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Virgil Martin and wife, Dorothy Martin, by deed from Josilyn Gullifer, unmarried, of record in Instrument No. 20150818-0083011, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 10715, Page 162 amended in Book 10940, Page 499; Book 11448, Page 741; Instrument 20000928-0096105 and 20010625-0067106, Register's Office for said County.

This conveyance is made subject to: All matters appearing on the Plan of record in Instrument 20000928-0096098, said Register's Office.

This is improved property, known as: 2800 Blackwood Dr., Nashville, TN 37214.

Virgil Martin and Dorothy Martin were married in Sumner County, Tennessee, on February 28, 2004. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Dorothy Martin in Davidson, Tennessee, on May 25, 2021; and Virgil Martin conveys as surviving tenant by the entirety.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Virgil Martin

Virgil Martin, Grantor

State of Tennessee
County of Sumner

On July 20, 2021, before me personally appeared Virgil Martin, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Debra Y King

Notary Public
My commission expires: May 25, 2022

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Robert Edward Martin

Robert Edward Martin, Trustee
Grantee

Sworn to and subscribed before me on July 20, 2021.

Debra Y King

Notary Public
My commission expires: May 25, 2022

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Chelle Guidry, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 20, 2021.

Chelle Guidry — 7-20-21

Signature — Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 20th day of July, 2021.

Debra Y King

Notary's Signature
My Commission Expires: May 25, 2022

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER