This instrument prepared by:

Robert C. Henry
HENRY, HENRY & UNDERWOOD, P.C.
Attorneys at Law
119 S. First Street
P.O. Box 458
Pulaski, TN 38478-0458

Karen Johnson Davidson County
Batch# 793918 DEEDWARR
01/21/2022 02:17:48 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220121-0008204

RENEE L. MARTIN, PERSONAL REPRESENTATIVE OF THE ESTATE OF GRADY T. MARTIN

TO . . . DEED

RENEE L. MARTIN

FOR A GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, I, Renee L. Martin, Personal Representative of the Estate of Grady T. Martin, have this day conveyed unto, Renee L. Martin, her heirs and assigns, in fee simple, all right, title and interest of Grady T. Martin, being a one-half (½) interest in and to the following described real estate:

TRACT NO. 1:

BEING LOT NO. 69 ON THE PLAN OF SECTION THREE, STANFORD COUNTRY CLUB ESTATES, OF RECORD IN PLAT BOOK 2900, PAGE 67, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

And being the same property acquired by Grady T. Martin and Renee L. Martin, as tenants in common, by deed of record appearing in Deed Book 20030804, page 0109691, Register's Office for Davidson County, Tennessee, to which reference is here made. Grady T. Martin died on November 22, 2020, and upon his death, his one-half (½) interest in the property passed to Renee L. Martin, in accordance with his Last Will and Testament of record in Office of the Clerk and Master of the Chancery Court for Williamson County, Tennessee, File No. 20PR-11369. Under the terms of the Will, the Personal Representative was authorized to convey the real property. With this conveyance, Renee L. Martin will be the sole owner of this property.

This conveyance is made subject to the following:

1) 2021 Taxes and subsequent years
2) Property is subject to all maters affecting said premises as contained in Plat Book 2900, Page 67, Register's Office for Davidson County, Tennessee
3) Any and all restrictions, conditions, and easements of record

Map & Parcel: 085 11 0 091.00

Property Address: 3057 Jenry Drive, Nashville, TN 37214

TRACT NO. 2:

A certain tract of land located in Davidson County, Tennessee, being Lot No. 261 on the Plan of Sunset View, Section II as of record in Book 2663, page 52, Register's Office for said County.

Said Lot No. 261 fronts 107 feet on the easterly margin of Donna Hill Drive and runs back 156.04 feet on the southerly line and 230.7 feet on the northerly line, to a dead line in the rear, measuring 130.5 feet thereon.

And being the same property acquired by Grady T. Martin and Renee L. Martin, as tenants in common, by deed of record appearing in Deed Book 20031114, page 0166637, Register's Office for Davidson County, Tennessee, to which reference is here made. Grady T. Martin died on November 22, 2020, and upon his death, his one-half (½) interest in the property passed to Renee L. Martin, in accordance with his Last Will and Testament of record in the Office of the Clerk and Master of the Chancery Court for Williamson County, Tennessee, File No. 20PR-11369. Under the terms of the Will, the Personal Representative was authorized to convey the real property. With this conveyance, Renee L. Martin will be the sole owner of this property.

Map & Parcel: 073 12 0 006.00

Property Address: 2831 Donna Hill Drive, Nashville, TN 37214

TRACT NO. 3:

A certain tract of land located in Davidson County, Tennessee, being Lot No. 55 on the plan of Seven Oaks Subdivision, Section IV, as of record in Book 2133, page 105, Register's Office of Davidson County, to which reference is made.

And being the same property acquired by Grady T. Martin and Renee L. Martin, as tenants in common, by deed of record appearing in Deed Book 20031114, page 0166639, Register's Office for Davidson County, Tennessee, to which reference is here made. Grady T. Martin died on November 22, 2020, and upon his death, his one-half (½) interest in the property passed to Renee L. Martin, in accordance with his Last Will and Testament of record in the Office of the Clerk and Master of the Chancery Court for Williamson County, Tennessee, File No. 20PR-11369. Under the terms of the Will, the Personal Representative was authorized to convey the real property. With this conveyance, Renee L. Martin will be the sole owner of this property.

Map & Parcel: 120 10 0 034.00

Property Address: 1256 School Lane, Nashville, TN 37217

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

TO HAVE AND TO HOLD all the interest in the property to Renee L. Martin, her heirs and assigns, in fee simple forever; and I, in the capacity as Personal Representative, warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under ourselves, as Personal Representative, but no further or otherwise.

I COVENANT with said Grantee, her heirs and assigns, that I am lawfully seized and possessed of the above described real estate as such Personal Representative and that I have a good and lawful right to sell and convey the same, and that the same is unencumbered, except for any mortgages of record, utilities serving this property, visible public roads or right of ways or easements, and I as Personal Representative of said Estate only will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION passes with delivery of the deed, and the **TAXES** for the year 2021 are to be assumed by the Grantee herein.

Dated: This the 17th day of January 2022.

ESTATE OF GRADY T. MARTIN

By: Renee L. Martin

Renee L. Martin, Personal Representative

STATE OF TENNESSEE
COUNTY OF GILES

Personally appeared before me, Robert C. Henry, a Notary Public of said County and State, Renee L. Martin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Personal Representative of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness by hand, at office, this 17th day of January 2022.

Notary Public

ROBERT C. HENRY STATE OF TENNESSEE NOTARY PUBLIC GILES COUNTY

My Commission Expires: 10/23/23.

STATE OF TENNESSEE
COUNTY OF GILES

We, hereby swear or affirm that this instrument is an Executor's Deed and is exempt from taxation pursuant to T.C.A. §67-4-409(a)(3)(D).

Renee L. Martin

Affiant

Sworn to and subscribed before me
on this, the 17th day of January 2022.

Notary Public

ROBERT C. HENRY STATE OF TENNESSEE NOTARY PUBLIC GILES COUNTY

My Commission Expires: 10/23/23.

Real property taxes will be paid by:

Name: Renee L. Martin
Address: P.O. Box 125
College Grove, TN 37046

Mail deed to:
Name: Henry, Henry & Underwood, P.C.
Address: P.O. Box 458
Pulaski, TN 38478-0458

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.

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