Karen Johnson Davidson County
Batch# 853442 DEEDQC
05/11/2022 10:07:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220511-0053770

THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL NOS.
JASON MARTIN, AARON MARTIN, and CHASE MARTIN 1022 Percy Warner Blvd. Nashville, TN 37205	--Same--	073 09 0 160.00

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance, I, **SUZANNE STARNES MARTIN**, hereby quitclaim and convey unto **JASON MARTIN**, **AARON MARTIN**, and **CHASE MARTIN**, all of my right, title, and interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, to-wit:

> Being Lot No. 382 on the Plan of Burchwood Gardens Subdivision of record in Book 2900, page 116, Register's Office for said county.
>
> Said lot No. 382 fronts 76.81 feet on the north side of Upland Drive and extends back 221.86 feet on the west line and 189.23 feet on the east line to a dead line in the rear on which it measures 99.7 feet.
>
> Being the same property conveyed to Robert Lee Martin and wife, Barbara Martin, by warranty deed from Randall Phillips Builders, Inc. of record in Book 3286, page 33, Register's Office for Davidson County, Tennessee.
>
> The said Robert Lee Martin died on February 23, 2015, and title to said property vested in Barbara Ann Martin as the surviving joint tenant with right of survivorship.

Being the same property conveyed to Barbara Ann Martin, Trustee of the Barbara Ann Martin Revocable Living Trust by Quitclaim Deed of record in Instrument No. 20150831-0088088, Register's Office for Davidson County, Tennessee.

Barbara Martin and Barbara Ann Martin are one and the same person.

Barbara Ann Martin died testate on February 24, 2021. Pursuant to the Barbara Ann Martin Revocable Living Trust, she bequeathed all of her property to her sons, Randal Lee Martin, Richard Addison Martin, and Rodney Francis Martin, in equal shares and outright and free of trust. Randal Lee Martin, Richard Addison Martin, and Rodney Francis Martin all survived their mother, Barbara Ann Martin. However, as reflected in the Affidavit of Inheritance of record in Instrument No. 20220411-0041587, Register's Office for Davidson County, Tennessee, Randal Lee Martin died testate shortly after Barbara Ann Martin's death on May 25, 2021. Randal Lee Martin left a Last Will and Testament dated April 21, 2021, pursuant to which he bequeathed all of his property (which included his interest in the assets owned by the Barbara Ann Martin Revocable Living Trust) to his wife, Suzanne Starnes Martin, in fee simple. As a result, Richard Addison Martin and Rodney Francis Martin, in their capacity as Co-Trustees of the Barbara Ann Martin Revocable Living Trust, conveyed the property to Richard Addison Martin, Rodney Francis Martin, and Suzanne Starnes Martin, by Quitclaim Deed from Richard Addison Martin and Rodney Francis Martin, Co-Trustees of the Barbara Ann Martin Revocable Living Trust, of record in Instrument No. 2022-0428004921 7, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to all limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 1987 Upland Drive, Nashville, Tennessee 37216.

IN WITNESS WHEREOF, I have hereunto set my hand on this 28th day of March, 2022.

SUZANNE STARNES MARTIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office in Goodlettsville, Tennessee, on this 28 day of March, 2022.

Notary Public

ADAM MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 11, 2026

My commission expires: 1/11/2026

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STATE OF TENNESSEE)
COUNTY OF Davidson **)**

The actual consideration or value of this transfer is $ - 0 -.

Elizabeth Ryder Lyle
Affiant

Sworn to and subscribed before me this 4th day of April, 2022.

LYNNE E. NEELEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires

Lynne E. Neeley
Notary Public

My commission expires: 3/7/2023

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or 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 March 28, 2022.

Elizabeth Ryder Sykes

5/3/2022
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3rd day of May, 2022.

Lynne E. Neeley
Notary Public

LYNNE E. NEELEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires

My Commission Expires: 3/7/2023