Karen Johnson Davidson County Batch# 924765 DEEDQC 10/03/2022 02:49:14 PM 2 pgs Fees: $12.00 Taxes: $0.00 20221003-0108967	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $-0- Affiants SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 2022. Notary Public MY COMMISSION EXPIRES: 3/3/2026 (AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR, NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard T. Martin	**SAME**	**141-5-A-309.CO**
(NAME) **5010 Chaffin Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTOR'S QUITCLAIM DEED

Verla Martin died on January 8, 2022. **Richard T. Martin** was named as the Executor in the Last Will and Testament of the late **Verla Martin. Richard T. Martin** was appointed Executor of the **Estate of Verla Martin** on May 4, 2022, by order of the Probate Court for Davidson County, Tennessee, Docket No. 22P-126.

The Executor is duly qualified. The Executor, by signing this Deed, releases any right the Executor may have to recover this property in the event of the subsequent insolvency of this Estate.

In accordance with the laws of the State of Tennessee, **Richard T. Martin**, pursuant to the Last Will and Testament (dated July 29, 2010) of **Verla Martin** accepted for probate by the Probate Court for Davidson County, Tennessee, and further pursuant to a lawfully executed disclaimer signed by **William A. Martin** (signed under no duress disclaiming his right, title, and interest in the aforementioned estate), and acting as Executor of the **Estate of Verla Martin**, quitclaims to **Richard T. Martin, married**, all right, title and interest in and to the following described real estate in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 309 on the Plan of Avondale Park, Phase 1, Section 2 of record in Instrument No: 20081218-0121117, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Verla G. Martin, by warranty deed from Beazer Homes Corp., A Tennessee Corporation, dated March 23rd, 2010, of record in Instrument No. 20100331-0024075, Register's Office of Davidson County, Tennessee.

The said VERLA MARTIN and VERLA G. MARTIN are one in the same person.

Unimproved ( )
This is improved (X) property, known as: ***673 Wolfeboro Lane, Nashville, Tennessee 37221.***

Witness our hands this 29th day of September 2022.

RICHARD T. MARTIN,
EXECUTOR OF THE ESTATE OF VERLA MARTIN

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 **RICHARD T. MARTIN, EXECUTOR** to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of September, **2022.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public