ADDRESS NEW OWNERS AND SEND TAX BILLS:

JOHN HUNTER SEXTON

2886 Lower Walkers Creek Road
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 1051732 DEEDQC
09/19/2023 11:47:16 AM 4 pgs
Fees: $23.00 Taxes: $407.00
20230919-0073546

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
017000118.00

QUITCLAIM DEED

This instrument is made and entered into this the 11th day of September, 2023, by **DEBORAH DAWN WILLIAMS (18.75%) AND BRENDA G. MARTIN, EMALEE MARTIN, MELANIE MARTIN, AND REBEKA MARTIN, THE HEIRS AT LAW OF THE ESTATE OF DOUGLAS MILES MARTIN (18.75%),** GRANTORS and **JOHN HUNTER SEXTON, unmarried,** GRANTEE.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTORS hereby conveys, transfers, remises, releases, relinquishes and quitclaims to GRANTEE, her heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

BEGINNING at a large beech tree near a spring and running thence north 23 ½ deg. West 57 poles to a point on north side of road; thence north 73 deg. East 2 poles to the center of creek; thence south 86 deg. East 16 ½ poles to a point where a gate now stands; thence south 23 deg. East 46 poles to a stone with hackberry pointer, said stone being in Mrs. Sallie Burklin's west boundary line; thence south 55 ½ deg. West 16 ½ poles to the point of beginning, containing 5.662 acres, more or less, and being a part of the same property conveyed to Oscar S. Burklin and wife, J. E, Allen and Sam T. Green et ux, by deed of record in Book 600, page 580, of the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Joe Douglas Martin and wife, Patricia Martin (a/k/a Patricia Lee Martin), by deed from Leon Martin, Everett M. Martin, Margaret Capps Galbreath, Glenn Capps and Gerald W. Capps, of record as Book 4745, page 406, said Register's Office. Said Joe Douglas Martin passed away on March 23, 2016, leaving said Patricia Lee Martin as his surviving spouse and sole owner. Said Patricia Lee Martin passed away on June 20, 2018, leaving a Last Will and Testament dated June 9, 2016, which is of record as Instrument No. 20190319-0024883 and pursuant to the her Last Will and Testament the said property was devised to Douglas Miles Martin (15%), Lorie Ann Sexton (15%), Deborah Dawn Williams (15%), Patricia Lynn Moss, (27.5%), John Hunter Sexton Living Trust (27.5%), said Register's Office. Furthermore, being the same property conveyed to Douglas Miles Martin (18.75%), Deborah Dawn Williams (18.75%), Patricia Lynn Moss, (31.25%), John Hunter Sexton Living Trust (31.25%) by Executor's Deed from Joshua D. Hankins, Executor of the Estate of Patricia Lee Martin, dated May 21, 2019, and filed of record in Instrument No. 20190523-0048700, said Register's office. Also see Memorandum of Beneficiary

Agreement and Release and Waiver of Claims where as Laurie Ann Sexton conveyed her 15% share of said property to Douglas Miles Martin (18.75%), Deborah Dawn Williams (18.75%), Patricia Lynn Moss, (31.25%), and John Hunter Sexton Living Trust (31.25%) filed of record in 20190514-0045241, said Register's Office. The said Douglas Miles Martin having since intestate February 26, 2023, vesting his interest to his heirs at law, Brenda G. Martin, Emalee Martin, Melanie Martin, and Rebeka Martin. See Affidavit as to Heirs filed of record in Instrument No. 20230919-0073545, said Register's Office.

Subject to all matters shown on the above referenced plat and to restrictions of record.

- This is improved property known as 2886 Lower Walkers Creek Road Goodlettsville, Tennessee 37075.

Executed on the date first above written.

Deborah Dawn Williams

Emalee Martin

Brenda G. Martin

Melanie Martin

Rebeka Martin

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county and state, Deborah Dawn Williams, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 24 day of August, 2023.

NOTARY PUBLIC

My Commission Expires: 11-19-25

TAMMY R. BASKERVILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county and state, Brenda G. Martin, the within named bargainors with whom I am personally acquainted, or proved

to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 11 day of September, 2023.

NOTARY PUBLIC

My Commission Expires: 3/25/25

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county and state, Emalee Martin, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 24 day of August, 2023.

NOTARY PUBLIC

My Commission Expires: 7/2/27

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county and state, Melanie Martin, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 23 day of August, 2023.

NOTARY PUBLIC

My Commission Expires: 3/25/25

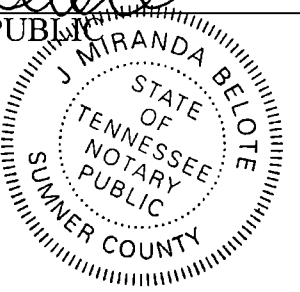
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county and state, Rebeka Martin, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 11th day of September, 2023.

NOTARY PUBLIC

My Commission Expires: 3/25/25



STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

AFFIANT

Subscribed and sworn to before me, this the 11 day of September, 2021.

NOTARY PUBLIC

My Commission Expires: 3/25

