Karen Johnson Davidson County
Batch # 1138416 DEEDQC
05/22/2024 01:45:51 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240522-0038213

This Instrument Prepared By:
Susan T. Jones
Law Office of Susan T. Jones
P.O. Box 281701
Nashville, TN 37228

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater, for this transfer is $ 0 .

AFFIANT

Subscribed and sworn to before me this 20th day of May 2024.

Notary Public
My Commission Expires 5-5-25

S. TUCKER JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXECUTOR'S DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	Map & Parcel:
Travis L. Martin **4361 Enchanted Circle** **Nashville, TN 37218**	**Same**	**069 02 0 069.00**

KNOW ALL MEN BY THES PRESENTS, that **TRAVIS L. MARTIN**, in his capacity as the duly appointed and serving Executor of the Estate of Joyce B. Martin, deceased, which estate is being administered in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) docket number **23P1946** and in accordance with the Decedent's Last Will and Testament, ITEM II, as follows:

ITEM II: I give, devise, and bequeath to husband, Charlie L. Martin, all of my property of every kind and nature, and wheresoever the same may be located, to be his absolutely, to do with as he may see fit.

In the event my said husband, Charlie L. Martin, shall predecease me, then, in that event, I give, devise, and bequeath all of my property of every kind and nature, and wheresoever the same may be located, to my son, Travis L. Martin, to be his absolutely, to do with as he may see fit.

and no further or otherwise, the "Grantor", for the purposes of memorializing the transfer of ownership of the below described property to Grantee, Grantor does hereby quitclaim, transfer, and convey unto **TRAVIS L. MARTIN**, all interest in the property located at 4361 Enchanted Circle, Nashville, Tennessee 37218, more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference, together with all attendant and appurtenant interests, rights, and hereditaments associated therewith, the property.

This is the same description as in the previous deed.

This being the same property described in the deed conveying property from Ronald W. Freeman and wife, Dorthy D. Freeman, grantors, to Charlie L. Martin, Jr. and wife, Joyce B. Martin, grantees, on August 26, 1976, and recorded in Book 5063, page 116, with the Davidson County Register of Deeds.

This conveyance is subject to all liens, restrictions, and other matters of record.

This is improved property located at 4361 Enchanted Circle, Nashville, Tennessee 37218.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 20th day of May, 2024.

GRANTOR:

TRAVIS L. MARTIN
Estate of Joyce B. Martin Deceased

S. TUCKER JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TRAVIS L. MARTIN** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she executed the forgoing instrument as Executor of the Estate of Joyce B. Martin, deceased, as evidenced by the Letters Testamentary filed under Docket No. 23P686, Seventh Circuit Probate Court of Davidson County, Tennessee.

Witness my hand and official seal at Davidson County, Tennessee this 20th day of May, 2024.

NOTARY PUBLIC
My Commission Expires: 5-5-25

EXHIBIT A

PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 135 on the Plan of Enchanted Hills, Section III, as of record in Book 3842, page 90, Register's Office for Davidson County, Tennessee.

Said Lot No. 135 fronts 220.00 feet on the westerly margin of Enchanted Circle and runs back between lines, the northerly line being 377.1 feet and the southerly line being 373.4 feet to a line in the rear measuring 220.03 feet thereon.

BEING the same property conveyed to Ronald W. Freeman, and wife, Dorothy D. Freeman by Deed from Enchanted Hills, Inc., of record in Book 4324, page 532, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4065, page 98, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.