Karen Johnson Davidson County
Batch # 1138416 DEEDQC
05/22/2024 01:45:51 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240522-0038215

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: 58-14
Travis L. Martin 4361 Enchanted Circle Nashville, TN 37218	Same	PARCEL: 71 TRACT: 135-A

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 Warranty Deed conveying property from ENCHANTED HILLS, INC., grantor, to Charlie L. Martin and Joyce B. Martin, grantees, on June 27, 1996, and recorded in Book 10118, page 523, with the Davidson County Register of Deeds.

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

This is part of 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 the First Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a part of Parcel 71 on Tax Map 58-14, and being more particularly described as follows:

Beginning at an iron pin at the common rear corner of Lots 135 and 138, Enchanted Hills, Section 3, as of record in Book 3842, page 90; R.O.D.C., Tennessee, thence,

1. With the westerly line of Lot 135, S2 degrees, 18W, 220.03 feet to an iron pin set at the common corner of Lots 134 and 135; thence,

2. N86 degrees, 46'W, 60.00 feet to an iron pin set in the center of Parcel 71; thence,

3. With the center of Parcel 71, N2 degrees, 18'E, 220.03 feet to an iron pin set; thence,

4. S86 degrees, 46'E, 60.00 feet to the point of beginning and containing 13,202 square feet.

Being a part of the same property conveyed to Enchanted Hills, Inc. by deed recorded in Book 4049, page 449, R.O.D.C., Tennessee.