THIS INSTRUMENT PREPARED BY:
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owners
Robert Edward Martin
243 Cahal Avenue
Nashville, TN 37206

Send Tax Bills To
Same

Map-Parcel No.
108 04 0 021.00

Quitclaim Deed by Trustee

Grantor: Robert Edward Martin, Trustee of the Irrevocable Trust of Virgil Martin, dated July 20, 2021
Grantee: Robert Edward Martin

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 57 on the plan of Larchwood, Section II, of record in Plat Book 5200, Page 57, 58 and 59, Register's Office for Davidson County, Tennessee, subject to certain notes, easements and building setback lines, restrictions as of record in Book 5773, Page 797, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Edward Martin, Trustee of the Irrevocable Trust of Virgil Martin, dated July 20, 2021, by deed from Virgil Martin, of record in Instrument Number 20210727-0100679 Register's Office for Davidson County, Tennessee.

This is unimproved property, known as: 856 Norwalk Drive, Nashville, TN 37214.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Robert Edward Martin

Robert Edward Martin, Trustee
Grantor

Karen Johnson Davidson County
Batch# 1143827 DEEDQC
06/05/2024 04:02:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240605-0042256

State of Tennessee
County of Sumner

On June 5, 2024, before me personally appeared Robert Edward Martin, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged himself to be the Trustee of the Irrevocable Trust of Virgil Martin, dated July 20, 2021, for the purpose therein contained, by signing his name as Trustee.

Sarah Marlett
Notary Public
My commission expires: 11/19/25

SARAH MARLETT TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Robert Edward Martin
Robert Edward Martin, Grantee

Sworn to and subscribed before me on June 5, 2024.

Sarah Marlett
Notary Public
My commission expires: 11/19/25

SARAH MARLETT TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

TRUE Copy Certification

I, Sarah Marlett, do hereby make oath that I am 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 June 5, 2024.

Sarah Marlett
Signature
6/5/24
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on June 5, 2024.

Hope Marie Campbell
Notary's Signature
My Commission Expires: 12/27/27

HOPE MARIE CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY