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	**Send Tax Bills To**	**Map-Parcel No.**
Robert Edward Martin 943 Cahal Avenue Nashville, TN 37206	Same	108 04 0A 122.00

Quitclaim Deed by Trustee

Grantor: Robert Edward Martin, Trustee of the Irrevocable Trust of Virgil, 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. 69 on the Plan of Villages of Larchwood, Phase 2, Section IV-A, of record in Instrument 20000928-0096098, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Edward Martin, Trustee of the Irrevocable Trust of Virgil, dated July 20, 2021, by deed from Virgil Martin, of record in Instrument Number 20210727-0100678 Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1147 Fitzpatrick Rd, Nashville, TN 37214.

This conveyance is subject to Restrictive Covenants of record in Book 10715, Page 162 amended in Book 10940, Page 499; Book 11448, Page 741; Instrument 20000928 0096105 and 20010625-0067106, Register's Office for said County.

This conveyance is made subject to: All matters appearing on the Plan of record in Instrument 20000928-0096098 said Register's Office.

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# 1143829 DEEDQC
06/06/2024 07:57:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240606-0042259

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