This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215
TN BPR # 11639
P 615.414.1368 F 615.915.4964

Karen Johnson Davidson County
Batch # 1204083 DEEDWARR
11/13/2024 10:59:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241113-0088279

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-.

Rosa Marie Joyner

Rosa Marie Joyner, Affiant

Subscribed and sworn to before me, this 30th day of October 2024.

Notary Public
My commission expires: 09/07/2026

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Rosa Marie Joyner 108 Thompson Lane Apt J-19 Nashville, TN 37211	New Owner	11910000600

EXECUTOR'S DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rosa Marie Joyner, as Executor of the Estate of Carl W. Martin, deceased,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to, **Rosa Marie Joyner, devisee of subject property pursuant to the Last Will and Testament of Carl W. Martin, deceased,** hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 17 ON THE MAP OF NOLENSVILLE HEIGHTS, AS OF RECORD IN BOOK 2083, PAGE 80, REGISTER'S OFFICE FOR DAVIDOSN COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO CARL WAYNE MARTIN BY WARRANTY DEED FROM MARY L. WOOLEY, UNMARRIED, DATED AUGUST 27, 1990, OF RECORD IN BOOK 8184, PAGE 25, OFFICE OF REGISTER OF DEEDS OF DAVIDSON COUNTY, TENNESSEE.

THE SAID CARL WAYNE MARTIN HAVING SINCE DIED ON JANUARY 21 2024, WITH HIS LAST WILL AND TESTAMENT BEING PROBATED IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, DOCKET NO. 24P290, WHEREBY ROSA MARIE JOYNER WAS ISSUED LETTERS TESTAMENTARY AND IS THE DEVISEE OF THE SUBJECT PROPERTY PURSUANT TO THE SAID LAST WILL AND TESTAMENT OF CARL W. MARTIN.

CARL WAYNE MARTIN IS ONE AND THE SAME AS CARL W. MARTIN.

This is improved property known as 2807 St. Edwards Drive, Nashville, Tennessee 37211.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 30th day of October 2024.

Rosa Marie Joyner

ROSA MARIE JOYNER, EXECUTOR OF THE ESTATE OF CARL W. MARTIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public for said county and state, Rosa Marie Joyner, Executor of the Estate of Carl W. Martin, deceased, with whom I am personally acquainted (or proved to me by satisfactory evidence), who acknowledged executing this instrument as Executor for the purposes stated therein and affirmed her authority to act as such.

Witness my hand in Nashville, Tennessee, this 30th day of October 2024.

Notary Public

My Commission expires: September 7, 2026

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
(SEAL)
COUNTY OF DAVIDSON