Karen Johnson Davidson County
Batch# 1253787 DEEDQC
03/28/2025 03:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250328-0023553

PREPARED BY:

Elaheh Z. Wiles, Esq.
HAZARD LAW, PLLC
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615.208.4532 | ELAHEH@HAZARD.LAW
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, March 28, 2025.

Notary Public

My Commission Expires: _____

ELAHEH ZIGLARI WILES
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 11/25/2028

New Owner Address:
EJM Martin Family Trust
901 Joel Cheek Blvd
Franklin, TN 37064

Send Tax Bills To:
Same

Map-Parcel Number:
11811014700
11807021800

QUITCLAIM DEED

Eric W. Martin and wife, Julie G. Martin (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **EJM Martin Family Trust, dated March 5, 2025** ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **March 28, 2025**.

Eric W. Martin

Julie G. Martin

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Eric W. Martin and Julie G. Martin**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, March 28, 2025.

Notary Public

My Commission Expires: _____

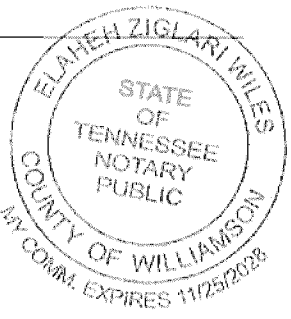


EXHIBIT A

Tract 1
Land being located in Davidson County, Tennessee, being Lot No. 15, of Block "I' on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 15 fronts 50 feet on the easterly side of East Iris Drive and runs back between lines, 174.2 feet on the northerly line and 143.1 feet on the southerly line, to a dead line on which it measures 97 feet.

Being the same property conveyed to Eric W. Martin and wife, Julie G. Martin, from Randall W. Sanders and wife, Virginia W. Sanders, by deed of record in Instrument No. 20150608-0053393, Register's Office for Davidson County, Tennessee.

Tract 2
Land in Davidson County, Tennessee, being Lot Number 16 of Block "I" on the Plan of Berry Hill Gardens, as of record in Book 1130, Page 36, Register's Office for said County, described as follows:

Beginning on the northeasterly margin of East Iris Drive at the comer of Lots Numbers 16 and 17; thence with the line between said two lots, northeastwardly 220.1 feet; thence south 85° 37 east 36 feet to a concrete monument; thence south 40° 22' west 125 feet to the comer of Lots Numbers 15 and 16; thence with the line between said two lots southwestwardly 174.2 feet to the northeasterly margin of East Iris Drive; thence with said Drive; northwestwardly 55 feet to the beginning.

Being the same property conveyed to Eric W. Martin and wife, Julie G. Martin, from Randall W. Sanders and wife, Virginia W. Sanders, by deed of record in Instrument No. 20150608-0053393, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to all such limitations, restrictions and encumbrances as may affect the premises including, but not limited to, 1) Matters shown on the Plan of record in Plat Book 1130, page 36 Register's Office for Davidson County, Tennessee, 2) Boundary Agreement of record in Book 5276, page 990, said Register's Office, and 3) Ingress/Egress Easement of record in Book 7960, page 353, said Register's Office.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 430 East Iris Drive, Nashville, TN 37204.

CERTIFICATE OF AUTHENTICITY

I, Elaheh Z. Wiles, Esq., do hereby make oath that I am a licensed attorney and 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 March 28, 2025.

Affiant Signature

3/28/25
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, March 28, 2025.

Notary Public

My Commission Expires: _____

