Karen Johnson Davidson County
Batch# 1272899 DEEDQC
05/14/2025 09:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250514-0037837

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Anne S. Martin Affiant Subscribed and sworn to before me, this 7th day of April, 2025. Notary Public My Commission Expires: 11/2/26

CHARLES NELSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-02-26

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
John Gregory Martin and Anne S. Martin, Trustees 5532 Traceside Drive Nashville, Tennessee 37221	SAME	155 16 0A 006.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John Gregory Martin and wife, Anne S. Martin**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by

the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **John Gregory Martin and Anne S. Martin, Trustees of the John & Anne Martin Living Trust, established by the Revocable Trust Agreement of John Gregory Martin and Anne S. Martin dated April 7, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 7th day of April, 2025.

John Gregory Martin

Anne S. Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gregory Martin and Anne S. Martin, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of April, 2025.

My Commission Expires: _____

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 123 on the Plan of a Resubdivision ofTraceside, Section One, ofrecord in Book 7900, Page 946, Register's office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to John Gregory Martin and Anne S. Martin, husband and wife, by deed from Steven J. Allen and Elizabeth C. Allen, husband and wife, of record as Instrument No. 20240524-0038840, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions ofrecord; (b) all easements ofrecord; (c) all visible easements; (d) all matters appearing on the plan(s) ofrecord; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property known as 5532 Traceside Drive, Nashville, Tennessee 37221.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or 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 April 7, 2025.

May 14, 2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of May, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

