Karen Johnson Davidson County
Batch # 1279536 DEEDQC
05/30/2025 09:57:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250530-0042528

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This instrument prepared by:

Aimee D. Bobbitt
Attorney At Law
4211 Gallatin Road
Nashville, TN 37216

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 7 day of April, 2025.

NOTARY PUBLIC

My Commission expires: 7/7/27

AIMEE DENISE BOBBITT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Based upon information provided by client

EXECUTOR'S DEED

New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Alexander Michael Martin 1001 Berwick Trail Madison, Tennessee 37115	Same	Map/Parcel 052-07-80.00

KNOWN ALL MEN BY THESE PRESENT that Alexander Michael Martin, Executor for the Estate of Douglas Warren Martin, Seventh Circuit Court for Davidson County, Tennessee, Probate Court, Docket No. 24P-1362, for and in consideration of the sum of Ten Dollars and No/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, does by these present hereby quitclaim and convey unto Alexander Michael Martin the right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee, to-wit:

Being Lot No. 49 on the Map of Madison Heights, Sect. 2, Part 2, as of record in Book 2133, page 83, Register's Office Davidson County, Tennessee.

Beginning at a point in the northerly margin of Berwick Trail, the common corner of Lots 48 and 49, thence with the margin of said Trail westwardly 166.57 feet to a concrete monument at the beginning of a curve; thence around said curve northwestwardly 39.27 feet to another monument in the easterly margin of Center Street; thence with the margin of the same northwardly 164.28 feet to the corner of Lots 49 and 50; thence with the line between said two lots eastwardly 205.77 feet, said line being a broken line, to a concrete monument at the common corner of Lots NO. 48, 40 and 50; thence with the common line between Lots 48 and 49, southwardly 216.1 feet to a the point of beginning.

Being the same property conveyed to Douglas W. Martin, an unmarried person, by Warranty Deed from David A. Martin, a married person, and Douglas Warren Martin , also known as Douglas W. Martin, an unmarried person, dated September 12, 2007, recorded September 18, 2007, of record at Instrument No. 20070918-0111462 in the Register's Office for Davidson County, Tennessee. Also acquired in Instrument No. 20061120-0143967, RODCT.

Being the same property conveyed to Douglas W. Martin through Warranty Deed of Correction executed by David A. Martin, Grantor and Douglas Warren Martin (a/k/a Douglas W. Martin), Grantee, on April 28, 2009, and recorded as Instrument No. 20090429-0038547, Register's Office Davidson County, Tennessee.

THIS conveyance is subject to any and all restrictions and easements of record.

Douglas W. Martin and Douglas Warren Martin being one and the same person.

This is improved property known as 1001 Berwick Trail, Madison, Tennessee 37115.

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

Alexander Michael Martin, Executor of the
Estate of Douglas Warren Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County of State, Alexander Michael Martin, Executor for the Estate of Douglas Warren Martin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 7 day of April, 2025.

Aimee Denise Bobbitt
Notary Public
My Commission Expires: 7/7/27

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
AIMEE DENISE BOBBITT