Karen Johnson Davidson County
Batch# 1327286 DEEDQC
09/26/2025 11:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250926-0076928

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
Cecil R. Newman and Deborah B. Martin, Trustee 123 Cambridge Court Goodlettsville, TN 37072	Same	027-07-0-135.00

Quitclaim Deed to Trustee

Grantor: Cecil Ray Newman and wife, Deborah Bates Martin

Grantee: Cecil R. Newman and Deborah B. Martin, Trustee of the Revocable Trust of Cecil R. Newman and Deborah B. Martin, dated September 26, 2025.

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. 213 on the Plan of Re-Subdivision of Windsor Green, Phase 2, Section 1, Lots 212 and 213, of record in Plat Book 6050, Page 365, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Deborah Bates Martin, unmarried and Cecil Ray Newman, unmarried by deed from Deborah B. Martin, of record as Instrument number 20241209-0095232, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deborah B. Martin and husband, F. Ronald Martin, by Warranty Deed from Jason P. Baxter and wife, Stephanie D. Baxter, dated 12/04/05 of record as Instrument No. 20051220-0152580, Register's Office of Davidson County, Tennessee, F. Ronald Martin Passed on 3/27/08, Leaving Deborah B. Martin as surviving tenant.

This is improved property, known as: 123 Cambridge Court, Goodlettsville, TN 37072.

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.

Cecil Ray Newman
Cecil Ray Newman, Grantor

Deborah Bates Martin
Deborah Bates Martin, Grantor

State of Tennessee
County of Sumner

On September 26, 2025, before me personally appeared Cecil Ray Newman, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

____
Notary Public
My commission expires: 8-1-2028

State of Tennessee
County of Sumner

On September 26, 2025, before me personally appeared Deborah Bates Martin, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

____
Notary Public
My commission expires: 8-1-2028

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Cecil R Newman
____
Cecil R. Newman, Trustee
Grantee

Sworn to and subscribed before me on September 26, 2025.

____
Notary Public
My commission expires: 8-1-2028

* *

TRUE Copy Certification

I, Samuel Cox, 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 September 26, 2025.

Signature

9-26-2025

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on September 26, 2025.

Notary's Signature
My Commission Expires: 12/27/27

