This instrument prepared by:
COOL SPRINGS LAW FIRM
Attorney at Law
5115 Maryland Way, Suite 100
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 1335937 DEEDQC
10/20/2025 10:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251020-0083280

New owner:	Send tax bills to:	Tax Map/Parcel No:
MARTENS TRUST 905-B Halcyon Avenue Nashville, TN 37204	Elizabeth R. Martens 905-B Halcyon Avenue Nashville, TN 37204	118-1-356.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, I, Elizabeth R. Martens, Grantor, conveys and quitclaims to Elizabeth Rebecca Martens as Trustee of the **MARTENS TRUST dated the 16th day of October 2025**, Grantee, its successors and assigns, all of their right, title and interest in and to the following described real estate situated in Davidson County, Tennessee, to wit:

LAND in Davidson County, Tennessee, being Unit B of the Homes at 905 Halcyon, a planned unit development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes At 905 Halcyon, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20160125-0006880, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth R. Martens by deed from Aspen Construction, LLC, dated September 16, 2016 of record in Instrument Number 20160920-0099035, said Register's Office.

This is improved property known as **905-B Halcyon Avenue Nashville, TN 37204.**

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS DEED WAS PREPARED UPON INFORMATION PROVIDED BY THE PARTIES. THE PREPAROR MAKES NO REPRESENTATIONS REGARDING THE TITLE TO THE PROPERTY AND NO TITLE SEARCH WAS DONE.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 16th day of October 2025.

Elizabeth R. Martens, Grantor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, Notary Public of said County and State, Elizabeth R. Martens, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, by signing her name.

Witness my hand, at office, this 16th day of October 2025.

Notary Public

TODD MOORE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 10/01/2028 WILLIAMSON COUNTY

My commission expires: 10/1/28

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $-0-.

Affiant/Grantee

Subscribed and sworn to before me this 16th day of October 2025.

Notary Public

TODD MOORE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 10/01/2028 WILLIAMSON COUNTY

My commission expires: 10/1/28

CERTIFICATE OF AUTHENTICITY

I, Todd Moore, 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 of the original document executed and authenticated according to law on **16th day of October 2025.**

Signed this 16th day of October 2025.

Todd Moore

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 16th day of October, 2025.

Notary Public
My Commission Expires:
7-6-27

CATHEY BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY