THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

Karen Johnson Davidson County
Batch# 1370434 DEEDQC
01/15/2026 02:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260115-0003842

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Gerald E. Greene-Martin
Affiant

SUBSCRIBED AND SWORN to before me, this the 9th day of January, 2026.

EMILY MATHENEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 05/03/2027

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Little Girl Living Trust 2204 Golden Oaks Drive Madison, TN 37115	**Little Girl Living Trust 2204 Golden Oaks Drive Madison, TN 37115**	**051-14-0A-041.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Gerald Greene Martin** ("Grantor"), by these presents does hereby Quitclaim and convey unto the **Living Girl Trust, dated January 9, 2026** ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

See attached Exhibit "A."

BEING Lot No. 41, on the Plan of Oakwood Estates, of the record in Instrument 200005050045404, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Larry E. Martin and wife, Gerald Greene Martin by Warranty Deed from George Dunn, dated August 30, 2001 and recorded September 4, 2001 at Instrument number 20010904-0095662, in the Register's Office for Davidson County, Tennessee. The said Larry E. Martin is deceased as of April 6, 2019, leaving Gerald Greene Martin as the sole owner of the subject property.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **2240 Golden Oak Place, Madison, TN 37115**.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 9th day of January, 2026.

GRANTOR:

Gerald E. Greene Martin

Gerald E. Greene Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9th day of January, 2026, before me personally appeared Gerald E. Greene Martin, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 9th day of January, 2026.

Notary Public
My commission expires: 05/07/2027
(SEAL)

EMILY MATHENEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Ryan Poston, 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 January 9, 2026 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 9th day of January, 2026.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 9th day of January, 2026.

Notary Public
My commission expires: 05/03/2027

(SEAL)

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY