Karen Johnson Davidson County
Batch# 1388018 DEEDQC
03/04/2026 10:56:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260304-0017217

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Michael Ross Martin, Co-Trustee Elizabeth Dibrell Smith Martin, Co- Trustee Martin Community Property Trust 4342 Chickering Lane Nashville, TN 37215	same	144 13 0 017.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Michael R. Martin and Elizabeth D. Martin (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Michael Ross Martin and Elizabeth Dibrell Smith Martin, and their successors in trust, as Co-Trustees of the Martin Community Property Trust dated March 3, 2026, a Tennessee Community Property Trust (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Chickering Estates Section I, as of record in Plat Book 2663, page 86 and 87, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Gerald G. Patterson, Trustee, from Michael R. Martin and wife, Elizabeth D. Martin, and further conveyed by Gerald G. Patterson, Trustee, to Michael R. Martin and Elizabeth D. Martin as tenants in common by Quitclaim Deed dated January 29, 1999, of record in Book 11330, page 97 in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 4342 Chickering Lane, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions, encumbrances, and other matters of public record that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Martin Community Property Trust dated March 3, 2026, a Tennessee Community Property Trust, as community property, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 3rd day of March, 2026.

Michael R. Martin, Grantor

Elizabeth D. Martin, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Michael R. Martin, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 3 day of March, 2026.

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Elizabeth D. Martin, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 3 day of March, 2026.

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE NOTARY PUBLIC
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COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Michael R. Martin, Affiant

Subscribed and sworn to before me this 3 day of March, 2026.

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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 3/3/2026 (date of document).

Carla L Lovell
Carla L. Lovell

3/3/2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3 day of March, 2026.

Erica L Martin
Notary Public

My Commission Expires: May 8, 2029

