Karen Johnson Davidson County
Batch# 1426688 DEEDWARR
05/29/2026 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20260529-0048800

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QMTL-39641-26

WARRANTY DEED

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May 2026.

NOTARY PUBLIC

My commission expires: 11.28.26

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Beecher and Marion Phillips **1517 Brass Oak Trace** **Nashville, TN 37013**	Same address as new owner	149-10-0-089.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED NINETY THOUSAND AND 00/100 Dollars ($390,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RAYMOND EUGENE MARTIN, SOLE HEIR OF JOAN M. MARTIN,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LINDA BEECHER AND MARION PHILLIPS AS JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Section Two, Hunter's Run, of record in Book 9700, page 399 (incorrectly shown as Book 6900, page 399 in prior deeds), Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joan M. Martin, unmarried, from Butler Construction, LLC, by Warranty Deed dated June 19, 1998 and recorded June 23, 1998 in Book 10988, page 446, said Register's Office. The said Joan M. Martin, aka Joan Marie Martin, having died March 5, 2026, unmarried and intestate leaving Raymone Eugene Martin as her only heir at law as evidenced by Affidavits of Heirship of record in Instrument No. 202605290048798 and 202605290048799.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 1517 Brass Oak Trace, Nashville, TN 37013.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 27th day of May, 2026

GRANTOR(S)

Raymond Eugene Martin

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Raymond Eugene Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27th day of May 2026.

Notary Public

Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 May 27, 26 (date of document).

Jennifer Pennell

May 28, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this May 28, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal