Karen Johnson Davidson County
Batch# 1451595 DEEDQC
07/24/2026 03:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260724-0067795

PREPARED BY:
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is $0-.

AFFIANT

Subscribed and sworn to before me on this day, July 24, 2026.

Notary Public

My Commission Expires: _____

New Owner Address:
Richard and Catherine Martin Trust
2404 Sterling Rd
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
117 02 0 097.00

QUITCLAIM DEED

Richard A. Martin and wife, Catherine G. Martin (a/k/a Catherine Mary Gimelli Martin) (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Richard and Catherine Martin Trust**, dated July 24, 2026 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **July 24, 2026**.

Richard A. Martin

Catherine G. Martin

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Richard A. Martin and Catherine G. Martin**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, July 24, 2026.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 6 of Block No. 7 on the Plan of E. L. Hamptons Subdivision of the Stokes Tract as of record in Plat Book 974, page 24, Register's Office for said County.

Said Lot No. 6 fronts 100 feet on the south margin of Sterling Road and extends back between parallel lines 200 feet to a dead line in the rear.

Being the same property conveyed to Richard A. Martin and wife, Catherine G. Martin, from Lela M. Hollabaugh by deed of record in Instrument No. 20081209-0118688, Register's Office for Davidson County, Tennessee.

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

This property is commonly known as 2404 Sterling Road, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Elaheh Z. Wiles, Esq., do hereby make oath that I am a licensed attorney and 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 July 24, 2026.

E Z Wiles

Affiant Signature

7/24/26

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, July 24, 2026.

Courtney M. Hall

Notary Public

My Commission Expires:

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027