Karen Johnson Davidson County
Batch# 1451595 DEEDQC
07/24/2026 03:44:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260724-0067796

PREPARED BY:

Elaheh Z. Wiles, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

E Z Wiles
AFFIANT

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

Notary Public

My Commission Expires: _____

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

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

Send Tax Bills To:
Same

Map-Parcel Number:
131 06 0E 237.00

QUITCLAIM DEED

Richard Martin and Catherine Martin, husband and wife (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 Martin

Catherine 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 Martin and Catherine 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 03-19-2027

EXHIBIT A

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 237 of Burton Hills -Village of Boxmere -Phase I, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "A" to the Third Amendment to Master Deed of record in Book 6921, page 226 amending Master Deed of record in Book 6666, Page 749, as amended by First Amendment of record in Book 6824, Page 308 and Second Amendment of record in Book 6908, Page 738, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Richard Martin and Catherine Martin, husband and wife, from Amy C. Harris, unmarried, by deed of record in Instrument No. 20240827-0065814, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to all such limitations, restrictions and encumbrances as may affect the premises including, but not limited to: 1) Declaration of Covenants, Conditions and Restrictions recorded in Book 6517, Page 522 as amended in Book 6691, Page 593 Book 6778, Page 532 Book 6778, Page 536 and Book 6911, Page 120, Register's Office for Davidson County, Tennessee; 2) Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Burton Hills-Village of Boxmere-Phase 1 Condominium of record in Book 6666, Page 749, as amended by instrument(s) of record in Book 6824, Page 308, Book 6908, Page 738, Book 6921, Page 226, and Instrument No. 20100401-0024317, Register's Office for Davidson County, Tennessee; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; 3) Covenants, Conditions and Restrictions as set forth in Declarations of Restrictions recorded in Book 6326, Page 588, Register's Office for Davidson County, Tennessee; 4) Agreement as set forth in instrument recorded in Book 6470, Page 383 and Book 6655, Page 47, Register's Office for Davidson County, Tennessee; 5) All matters appearing on the Plan of record as Book 6250, page 649, Register's Office for Davidson County, Tennessee; 6) All matters appearing on the Plan of record as Book 6900, Page 304, Register's Office for Davidson County, Tennessee; 7) Easements of record in Book 7240, Page 543, Book 7240, Page 559, Book 7240, Page 563, Book 7240, page 567, Book 7240, Page 571, Book 7240, page 580, Book 7240, Page 590, Book 7240, page 595, Book 7240, page 605, Book 7240, page 610, Book 7275, page 826, Register's Office for Davidson County, Tennessee; 8) Utility Easements in Book 3702, Page 250 and Book 4298, Page 491, Register's Office for Davidson County, Tennessee; 9) Subject to rights of others in and to the common areas and/or elements; 10) Rights of adjoining owners in and to the use of party walls located partly upon insured premises and partly upon adjoining premises.

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

This property is commonly known as 237 Boxmere Place, Nashville, TN 37215.

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.

EZ 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:

