Karen Johnson Davidson County
Batch# 1455892 DEEDQC
08/05/2026 01:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260805-0072094

THIS INSTRUMENT WAS PREPARED BY:
McCANN & HUBBARD
1804 Williamson Court, St. 201
Brentwood, Tennessee 37027

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00.
And this transfer is exempt under Tenn Code Ann § 67-4-409(a)(C)(vi).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF July, 2026.

EMILY H PROPHET
TENNESSEE NOTARY PUBLIC
My Comm Exp. 03/24/2027
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
James C. Martin Revocable Trust	NEW OWNER	103-15-B-089.00 CO
7110 Santi Court		
Fairview, TN 37062		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **JAMES C. MARTIN, an unmarried man**, Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, do hereby convey, remise, release and forever quitclaim unto the Trustees of the **James C. Martin Revocable Trust**, a revocable trust under agreement dated July 31, 2026, their heirs, successors, and assigns, my entire interest in and to that real property and improvements described as follows:

Land in Davidson County, Tennessee, being Unit No. 89, on the Horizontal Property Regime for Lion's Head Condominium, as recorded in the Master Deed of record in Book 5340, Page 70, corrected in Book 5342, Page 683, and as shown on the plat of record in Plat Book 5200, Page 82, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete and accurate description, along with an undivided percentage interest in the common elements allocated to said unit as set forth in the Master Deed as amended.

Being the same property conveyed to JAMES C. MARTIN by Warranty Deed from Mark R. Nixon, of record as Instrument # 201803120022858, Register's Office for Davidson County, Tennessee.

This is improved property known as 4487 Post Place, Apt 89, Nashville, TN 37205

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness our hands this 31 day of July, 2026.

JAMES C. MARTIN

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, JAMES C. MARTIN, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 31 day of July, 2026.

My Commission Expires: 3-24-2027

Notary Public



Certificate of Authenticity

I, A. Scott Hubbard, 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 the

31 day of July, 2026.

A. Scott Hubbard

Affiant Signature

6-3-26

Date

State of Tennessee

County of Williamson

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

Notary's Signature

ANNA N. DOLAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 17, 2028
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)