THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is: $10.00

JAMES R. MARTIN, AFFIANT

Subscribed and sworn to before me, this 7th day of October 2026.

NOTARY PUBLIC

My Commission Expires: 01/22/30

MARIA GUILLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
COMM. EXPIRES JANUARY 22, 2030

Karen Johnson
Batch # 1482943
10/09/2026 02:28:39 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20261009-0093228

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
KATHLEEN M. MARTIN, TRUSTEE 921 Jewell Avenue Franklin, TN 37064	New Owner	Map and Parcel No.: 142-06-0C-057.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **James R. Martin**, ("Grantor") do hereby quitclaim, transfer and convey unto **Kathleen M. Martin, Trustee of the Martin Joint Revocable Trust, created October 7, 2026**, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 797 Bellevue Road, Nashville, TN 37221, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 3A on the Plan of Section 6, Doral Country Villa of record in Book 5200, Page 32, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Doral Country Villas, Section 1, a horizontal property regime established by

Master Deed of record in Book 5011, Page 395, amended in Book 5015, Page 251, Book 5124, Page 163; made applicable in Book 5260, Page 767, rerecorded in Book 5260, Page 817; amended in Book 5260, Page 769, Instrument No. 20070504-0053687; and Instrument No. 20070523-0061626, said Register's Office.

Being the same property conveyed to James R. Martin from Jeffrey G. Harris, Personal Representative of the Estate of Rose Ann Harris, deceased, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20100503-0033545.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 7th day of October 2026.

James R. Martin, Grantor

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **James R. Martin**, the Grantor, 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 official seal at office, this 7th day of October 2026.

Notary Public

My Commission Expires: 01/22/30

MARIA GUILLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2030