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 MARTIN, AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 6/22/30

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

Karen Johnson Davidson County
Batch # 1482943 DEEDQC
10/09/2026 02:28:39 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20261009-0093229

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.: 142-09-0A-038.00

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 Martin, married**, ("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 828 Todd Preis Drive, Nashville, TN 37221, and more particularly described as follows:

A Certain Condominium Apartment in Davidson County, Tennessee, Being Unit No. 27-A on the plan of Section 2, Doral Country Villa, of record in Book 4860, Page 122, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

There is conveyed with the above described individual condominium unit an undivided interest and to the General and/or Restricted Common Areas and Facilities of Section 2, Doral Country Villa, as said area are set forth and defined in Master Deed and BY-Laws of record in Book 5220, page 112, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

Being the same property conveyed to James Martin, married, from Jack Holt by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20130129-0009217.

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 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 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

