Karen Johnson Davidson County
Batch# 1485184 DEEDQC
10/16/2026 09:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261016-0094950

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carolyn Dale, Attorney
2000 Mallory Lane Suite 326
Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Martin-Nevils Family Living Trust 1536 Constitution Avenue Nashville, , TN 37207	SAME	041 06 0A 031.00

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 9th day of October, 2026, between **Lawrence E. Martin** ("Grantor"), and **Lawrence E. Martin, Trustee, or his successors in trust under the MARTIN-NEVILS FAMILY LIVING TRUST dated October 9, 2026, and any amendments thereto.** ("Grantee"),

WITNESETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 31, LIBERTY PLACE Subdivision, as shown on plat of record in Instrument No. 20060606-0066841, amended at Instrument No. 20060614-0070620, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to **Lawrence E. Martin and Hiwatha Martin, husband and wife,** by Warranty Deed from Capitol Homes Inc., a Tennessee Corporation, dated January 31, 2007 and recorded on February 2, 2007 of record in Instrument No. 20070202-0014102, said Register's Office.

Grantor, **Lawrence E. Martin**, is the surviving spouse of **Hiwatha Martin**, who died on August 18, 2025. Grantor and Hiwatha Martin were married at the time of the deceased spouse's death. **The property described herein was acquired by Grantor and the deceased spouse during their marriage and was held as tenancy by the entirety.** Grantor is the surviving spouse and is conveying the real property described herein in Grantor's individual capacity.

This is improved property known as: **1536 Constitution Avenue, Nashville, TN 37207**

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

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

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

Lawrence E Martin

Lawrence E. Martin

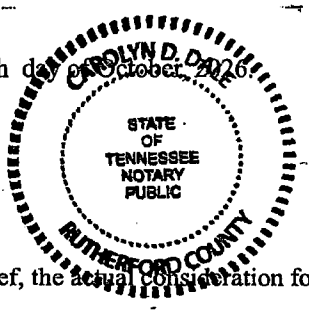
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Lawrence E. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 9th day of October, 2026.

Carolyn D Dale

Notary Public
My Commission Expires: 5/16/2027



I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

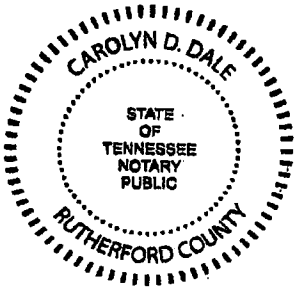
Lawrence E Martin

Affiant/Grantee

Subscribed and sworn to before me this 9th day of October, 2026.

Carolyn D. Dale

Notary Public
My commission expires: 5/16/2027



Certificate of Authenticity

I, Carolyn D. Dale, 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 October 13, 2026.

Date

Carolyn D. Dale

Affiant Signature

Oct. 14, 2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14th day of October, 2026.

Notary's Signature

My Commission Expires: 7-1-30

Date

Notary's Seal (if on paper)

KAILYNN SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY