BILL GARRETT, Davidson County
Trans:T20120052601 DEEDQC
Recvd: 07/17/12 12:45 3 pgs
Fees:17.00 Taxes:0.00
20120717-0062828

EXECUTRIX'S DEED

FROM: **ANNA DELFANTI, EXECUTRIX**

TO: **ANNA E. DELFANTI & KAREN KAY HUDSON**

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL NO.**
Anna E. Delfanti & **Karen Kay Hudson** **218 Blue Hills Drive** **Nashville, TN 37214**	SAME	95-3 Par 36

THIS INSTRUMENT WAS PREPARED BY	**STATE OF TENNESSEE)** **)** **COUNTY OF DAVIDSON)**
RONALD K. NEVIN, ATTORNEY 404 James Robertson Parkway 1850 Parkway Towers Nashville, Tennessee 37219 (615) 244-7708	THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00. Anna E. Delfanti **AFFIANT** SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF May, 2012. **NOTARY PUBLIC** My Commission Expires: 07/08/13

JENNIFER A. ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Ethel Delfanti Cook died on April 8, 2011. Anna Delfanti was appointed executrix of the Estate of Ethel Delfanti Cook, pursuant to her Last Will and Testament, May 8, 2007, by the Seventh Circuit Court (Probate Division) of Davidson County, Tennessee, Probate No. 11P738. The executrix by signing this deed releases any right the executrix has to recover this property in the event of the subsequent insolvency of this estate.

In accordance with the Last Will &Testament of Ethel Delfanti Cook, Anna Delfanti, as Executrix of the Estate of Ethel Delfanti Cook, quitclaims to Anna E. Delfanti and Karen Kay Hudson, all rights, title and interest in the following described real estate situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Merry Oaks, as of recorded in Book 1835, pages 67, and 68, Register's Office of Davidson County, Tennessee.

Said Lot No. 103 fronts 72 feet on the westerly side of Blue Hills Drive and runs back 199 feet on the northerly lone and 227.5 feet on the southerly line measuring 104.6 feet thereon.

Being the same property conveyed to Smith Foster Cook and wife, Elizabeth Harris Cook, by deed from Laura H. Jenkins, of record in the Deed Book 3860, page 897, Register's Office of Davidson County, Tennessee.

The said Elizabeth Harris Cook died on May 23, 1987, leaving Smith Foster Cook as sole owner of the above parcel. The said Smith Foster Cook conveyed by Quitclaim Deed said property to Smith Foster Cook and wife Ethel Mae D. Cook as tenants by the entirety of record in Book 7602 page 905, the said Smith Foster Cook having pre-deceased Ethel Mae D. Cook.

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

THIS IS THE SAME DESCRIPTION AS IN PREVIOUS DEED OF RECORD.

This is improved property is known as 218 Blue Hills Drive, Nashville, Tennessee 37214.

And now, I, ANNA DELFANTI, Executrix, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto ANNA E. DELFANTI and KAREN KAY HUDSON, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF I have hereunto set my hand on this the 11th day of May, 2012.

Estate of Ethel Delfanti Cook by

Anna Delfanti, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for County and State, the within named, ANNA DELFANTI 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 Nashville, Tennessee, this 11th day of May, 2018.

JENNIFER A. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: 07/08/18