BILL GARRETT, Davidson County
Trans:T20130032943 DEEDQC
Recvd: 04/22/13 15:13 2 pgs
Fees:12.00 Taxes:0.00

20130422-0039915

**THIS INSTRUMENT PREPARED BY:**
**BECK & BECK, Attorneys at Law, PLLC**
**4205 Gallatin Road**
**Nashville, TN 37216**

STATE OF ~~TENNESSEE~~ Kentucky )
COUNTY OF ~~DAVIDSON~~ Hart )

**The actual consideration or value, whichever is greater, for this transfer is One ($1.00) Dollar.**

James M. Harkness II
AFFIANT

Subscribed and sworn to before me, this 15th day of April, 2013.

Tracy L. Johnson
Notary Public
State at Large, Kentucky
My Commission Expires on 5/5/14

Notary Public My Commission Expires: 5/5/2014

ADDRESS NEW OWNERS:
Lotus Gilmore
330 S. Gallatin Road
Madison, TN 37115

SEND TAX BILLS TO:
Same

MAP:42-16/Parcel 198

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## EXECUTOR'S QUITCLAIM DEED

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**KNOW ALL MEN BY THESE PRESENTS** that I, James M. Harkness, II, being one and the same person, am affecting this quitclaim as a means of clarifying the title to this property. Under the laws of Probate of the Commonwealth of Kentucky, the estate of LOTUS DeFEVERS was probated in the Probate Court of Hart County, Kentucky, No. 10P00113 on September 9, 2010, JAMES M. HARKNESS, II, was named Executor of the Estate of LOTUS DEFEVERS. (See attached Letters Testamentary). For and in consideration of the sum of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, JAMES M. HARKNESS, II, has bargained and sold and hereby [convey,] remise, release and forever quitclaims to LOTUS GILMORE and all of her heirs and assigns, such of her right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, as will create an estate in and to said tract [parcel] of land, which is described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Douglass Levine Subdivision at Madison, Tennessee as of record in Book 547, page 44, Registers Office for Davidson County, Tennessee, described as follows:

Said Lot No. 6 fronts 50 feet on the westerly side of Gallatin Pike and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mark Williams by Quitclaim Deed from John P. DeFevers et ux, Lotus DeFevers, of record in Instrument Number 200608040095686, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to JOHN P. DEFEVERS, ET UX. LOTUS DEFEVERS, by Mark Williams of record in Instrument No. 20070118-007501, Register's Office for Davidson County, Tennessee.

John P. DeFevers died on June 16, 2010 and Lotus DeFevers died on August 6, 2010.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Registers Office for Davidson county, Tennessee, including but not limited to (a) Real Property taxes (b) all matters appearing on the plan of record in Book 547, page 44, said Register's Office.

WITNESS my hand this 15th day of April, 2013.

James M. Harkness, II Executor

James M. Harkness, II, Executor

STATE OF ~~TENNESSEE~~ Kentucky )
COUNTY OF ~~DAVIDSON~~ Hart )

Personally appeared before me, Tracy L. Johnson, a Notary Public, in and for said County and State, **JAMES M. HARKNESS, II** the within named bargainor, 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 the 15th day of April, 2013.

Tracy L Johnson

**NOTARY PUBLIC**
**MY COMMISSION EXPIRES:** 5/5/2014

Tracy L. Johnson
Notary Public
State at Large, Kentucky
My Commission Expires on 5/5/14