Executor's QuitClaim Deed

Davidson County DEEDQC
Recvd: 09/19/14 09:57 3 pgs
Fees:17.00 Taxes:0.00
20140919-0086091

The actual consideration or value for this transfer is $ -0-

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 19 day of September 2014.

NOTARY PUBLIC
My Commission Expires: 5-8-2016

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Bvd. Old Hickory, TN. 37138 - (615) 847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
TANJA F. PINKERTON 9029 Sawyer Brown Rd. Nashville, Tennessee 37221	New Owner	142 09 0H / 121.00

In further fulfillment of the terms of the ***Last Will and Testament*** of ANNE B. DeMARS, deceased, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **TANJA F. PINKERTON**, Executrix of the **Estate of ANNE B. DeMARS**, the GRANTOR herein, by these presents do transfer, QuitClaim and convey unto:

TANJA F. PINKERTON, un - Married, the GRANTEE herein, her heirs and assigns, all right title and interest, equitable and otherwise, in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Unit No. 9029, together with the carport designated No. 9029-C, in River Plantation, Section IX, Phase II-E, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plat of River Plantation Section IX, Phase II-E, Condominium Apartments, recorded in Book 8061, page 341, and further described in annexation document of record in Book 9053, page256, Register's Office for Davidson County, Tennessee, to which said Plat reference is hereby made.

BEING all the same property conveyed to Anne B. DeMars, Un-married, by Executor's Deed from The Estate of William H. DeMars, of record as Instrument **#20090701-0061355** Register's Office for Davidson County, Tennessee. The said Anne B. DeMars having since died May 22, 2014, testate, in Davidson County, Tennessee, Probate Case **#14P-906**, devising the property described herein to Tanja F. Pinkerton, in her Last Will and Testament Article IV, and authorizing the Executrix to Execute this Deed by provisions of Article II, of said Last Will.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office, or otherwise, as may affect the premises including the following:

Real Property Taxes for the year 2014.

The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation Section IX, Phase II-E, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, pages 341-346 and annexation document in book 9053, page 256, Register's Office for Davidson County, Tennessee are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Covenants, Conditions and Restrictions for River Plantation Sections 8-11 Umbrella Association, Inc; of record in Book 7389, page 924, and annexation documents of record in Book 8489, page 628, Book 8591, page 251, Book 8666, page 319, Book 8844, page 642, as amended in Book 8975, page 89, and Book 9053, page 256, and Book 9247, page 951, Register's Office for Davidson County, Tennessee.

This is improved property known as: 9029 Sawyer Brown Rd., Nashville, TN 37221.

The Executrix by signing this Deed declares that the Estate of ANNE B. DeMARS is solvent, and has no outstanding claims or taxes. The Executrix releases any right the Executrix has to recover this property in the event of subsequent insolvency of this Estate.

Witness my hand this 19th day of September, 2014.

The Estate of ANNE B. DeMARS

By: TANJA F. PINKERTON, Executrix

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy Johnston Ellis IV, a Notary Public in and for said County and State, the within named TANJA F. PINKERTON, the Executrix for The Estate of ANNE B. DeMARS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that s he executed the within instrument, as such Executrix for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 17th day of September, 2014.

NOTARY PUBLIC

My Commission Expires: 3-8-2016

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and custodian of the Electronic version of the attached document tendered for registration herewith and that this is a True and Correct copy of the original Document executed and authenticated according to Law.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Bradley D. Mason the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Bradley D. Mason
NOTARY PUBLIC

My Commission Expires: 8-23-16

BRADLEY D. MASON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

This Certificate Prepared by:
Leroy, J. (Johnny) Ellis, IV
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000

www.ljelaw.com