Davidson County DEEDQC
Recvd: 11/18/14 13:43 3 pgs
Fees:17.00 Taxes:0.00
20141118-0106323

FROM: EXECUTRIX OF THE ESTATE OF KAREN J. CALLAHAN

TO: KELLEY CALLAHAN-FRYE

**EXECUTRIX'S QUITCLAIM DEED**

ADDRESS NEW OWNER AS FOLLOWS:
KELLEY CALLAHAN-FRYE
1853 PINNACLE ROAD
PLEASANT VIEW, TN 37146

SEND TAX BILLS TO:
KELLEY CALLAHAN-FRYE
1853 PINNACLE ROAD
PLEASANT VIEW, TN 37146

MAP-PARCEL:
19-091.15-0-138.00

This instrument prepared by:
William Timothy Hill, Attorney
Price, Hill & Kolarich
201 4th Avenue North, Suite 1800
Nashville, TN 37219

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF November, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES: PUBLIC

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires SEPT. 11, 2017

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I, Kelley Callahan-Frye, Executrix of the Estate of Karen J. Callahan, deceased, do hereby quitclaim to Kelley Callahan-Frye, all of the interest as to the following described tract or parcel of land, to wit in Davidson County, Tennessee:

Being the westerly 60 feet of the easterly 150 feet of the northerly part of Block 15 on the Plan of Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18.

Said property fronts 60 feet on the southerly margin of Nevada, formerly 3rd Avenue and extends back between parallel lines, 150 feet to the northerly margin of an alley.

Being the same property conveyed to Ms. Karen J. Callahan by Warranty Deed from Michael L. Rickenbaker and wife, Allison Faye Rickenbaker as of record in Book 5477, page 682, Register's Office for Davidson County, Tennessee.

The said Karen J. Callahan having died on October 2, 2013, a single person pursuant to the Last Will and Testament of Karen J. Callahan in the Probate Court for Davidson

County, Tennessee, Probate No. P-2354, Kelley Callahan-Frye executes this instrument in her capacity as Executor of the Estate of Karen J. Callahan.

This is improved property known as 5205 Nevada Avenue, Nashville, TN 37209.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said Kelley Callahan-Frye, Executrix, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Kelley Callahan-Frye, her heirs and assigns, all of my interest in the aforedescribed property, 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 this 18 day of November, 2014.

KELLEY CALLAHAN-FRYE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named KELLEY CALLAHAN-FRYE, Executrix, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of November, 2014.

Charlotte E. Herring
NOTARY PUBLIC

My commission expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 11, 2017

**AFFIDAVIT**

**I, William Timothy Hill, do hereby make oath that I am a licensed attorney and/or the 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.**

**William Timothy Hill**
**PRICE, HILL & KOLARICH**
**201 4th Avenue North, Suite 1800**
**Nashville, TN 37219**
**(615) 256-1577**

**State of Tennessee )**
**)**
**County of Davidson )**

**Personally appeared before me, Phyllis Ashby, a notary public for this county and state, (William Timothy Hill) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

PHYLLIS ASHBY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**Notary Public**

**MY COMMISSION EXPIRES:** September 11, 2017