File No.

EXECUTOR'S QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20160019399 DEEDQC
Recvd: 03/09/16 13:55 2 pgs
Fees: 12.00 Taxes: 0.00

20160309-0022677

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marion Richards	Same	053 03 0412.00
(NAME)	(NAME)	
1509 Turner Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Vinnie Fann Hartman (hereinafter referred to as the "Decedent") died on February 13, 2013, leaving a Last Will and Testament dated August 24, 1998. The Last Will and Testament was admitted to probate on February 13, 2013, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, and assigned the case number No. 13P-265. The Personal Representative, Marion Richards, is duly qualified. Debts of the Decedent have been paid. The Personal Representative, by signing this Personal Representative's Quitclaim Deed, releases any right the Personal Representative has to recover this property in the event of the insolvency of Decedent's estate.

The inheritance tax is exempt by T.C.A. Section 67-8-316, as to allowable Short-Form Inheritance Tax Return.

NOW THEREFOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Marion Richards, Esecutrix

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marion H. Richards and husband William R. Richards ,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot 40 on the Revised Plan of Section F. Village of Old Hickory, of record in Book 1424, page 131, Register's Office for said County, and described as follows:
BEGINNING at a point in the easterly margin of Turner Street at the common corner of Lots 39 and 40; thence with the line between said lots easterly 105 feet to a corner of Lot 40; thence with the line between Lots 40 and 41, southerly 119 fee to a point in the northerly margin of 16th Street; thence with the margin of the same, westerly 80 feet to a concrete monument at the beginning of a curve; thence around said curve, in a northwesterly direction 39.3 feet to another concrete monument set in the easterly margin of Turner Street; thence with the margin of the same northerly 94.1 feet to the point of beginning.

Being the same property conveyed to Marion Richards by Will of the Estate of Vinnie Fann Hartman, Probate filed February 13, 2013, in The Seventh Circuit Court For Davidson County Tennessee Probate Division, Case No. 13P-265, Davidson County Tennessee, having been the property conveyed to

Being the same property conveyed to Elton J. Hartman and wife Vinnie F. Hartman by deed from Douglas E Ridings and wife Jean Ladd Ridings, dated May 17, 1962, of record in Book 3377, page51, Register's Office for said County.

Marion H. Richards and Marion Richards, being one in the same person.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

SAID property is subject to such conveyances which may have affected the property conveyed herein and only conveys that land which can be shown by survey and or detailed title search, no warranty as to accuracy of description is implied or expressed.

SAID property is conveyed subject to such limitations, restrictions and encumbrances, as may affect the premises with no warranty expressed or implied, Grantor conveys only such interest as he/she may have.

WILLIAM R. RICHARDS JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, HOMESTEAD, AND/OR INTEREST PURSUENT TO T.C.A. CODE 26-2-301, A,B AND D, IN AND TO SAID PROPERTY WHICH HE MAY HAVE MARITAL OR OTHERWISE.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1509 Turner Street Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness OUR hands this 1 th day of March, 2016

Marion H. Richards

William R. Richards

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 Marion H. Richards and William R. Richards the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 1 day of March, 2016.

Commission expires: 2-25-19

Notary Public

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: _____

RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027