Name and Address of New Owners:

Mark Morris and Diane Morris
6509 Lickton Pike
Goodlettsville, TN 37072

Send Tax Notices To:

Same

Bill Garrett Davidson County
Batch# 64981 DEEDQC
03/05/2018 10:06:51 AM 2 pgs
Fees: $13.00 Taxes: $395.90
20180305-0020344

THIS INSTRUMENT PREPARED BY:
ATWOOD & MOORE, Attorneys at Law
144 Uptown Square
Murfreesboro, Tennessee 37129

FROM INFORMATION FURNISHED BY THE PARTIES

MAP 026-05-0125

EXECUTORS' QUITCLAIM DEED

WHEREAS, EVELYN KERR TRETTER, died leaving a will. The Will was admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 07P-1577. The said CHARLES TRESTTER states that he is the Executor of the Estate of Evelyn Kerr Tretter. The undersigned CHARLES TRETTER, as Executor, by signing this deed, releases any right he has as Executor to recover this property in the event of a subsequent insolvency of this Estate. By the authority as Executor and for good and valuable consideration, the receipt of which is hereby acknowledged, the said Executor of the Estate of Evelyn Kerr Tretter, quitclaims to MARK MORRIS and DIANE MORRIS, as tenants in common, their heirs and/or assigns, all his right, title, claim and interest, in and to that certain parcel of real estate situated in a certain Civil District of Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot Nos. 20, 21 and 22 OF BLOCK "J" ON THE MAP OF ROSCOE PLACE FOURTH ADDITION, according to survey and plat of same appearing of record in Deed Book 843, page 74, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED TRACT:

A parcel across the side portion of the property of W. L. Tretter, et ux, being Lots Nos. 20 and 21, as appears on the plan of Roscoe Place, Fourth Addition, recorded in Book 843, Page 74, R.O.D.C., TN, the boundaries of said easement being more particularly described as being 18 feet wide and 150 feet long across the westerly side of Lot 20.

BEING the same property conveyed to W. L. Tretter and wife, Evelyn Kerr Tretter by deed of record in Deed Book 1632, page 493, of the Register's Office of Davidson County, Tennessee. The said W.L. Tretter being deceased and his wife, Evelyn Kerr Tretter having received the property as surviving tenant by the entirety. Evelyn Kerr Tretter is deceased. Her Last Will and Testament was admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 07P-1577 and by Court Order entered 12-16-2016, Charles Tretter was appointed the Executor of the Estate.

THIS conveyance is subject to the restrictive covenants of record in Book 954, page 27; to the land use and drainage easement of record in Book 8438, page 563; and, to any and all other matters as shown of record in Deed Book 843, page 74, of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND, on this the 28th day of February, 2018.

ESTATE OF EVELYN KERR TRETTER

By: Charles Tretter
Charles Tretter, Executor

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, Charles Tretter, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the maker, or constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this document on behalf of the maker.

WITNESS MY HAND, on this the 28th day of February, 2018.

MARK S. MOORE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 12-16-2018

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $107,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me on this the 28th day of February, 2018.

NOTARY PUBLIC

My Commission Expires: 12.16.2018

MARK S. MOORE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY