Instrument prepared by:

Matt Maniatis
Saenz & Maniatis, PLLC
2874 Elm Hill Pike
Nashville TN 37214
615-366-1211

Send tax bills to:

Charles Duwane Lewellen, Jr.
3321 Golf Club Lane
Nashville, TN 37215

Parcel Number:

117070K01100CO

Bill Garrett Davidson County
Batch# 74252 **DEEDQC**
03/28/2018 09:07:31 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20180328-0028776

Address of new owner:

Charles Duwane Lewellen, Jr.
3321 Golf Club Lane
Nashville, TN 37215

EXECUTOR'S QUITCLAIM DEED

MATTHEW CHARLES LEWELLEN died on November 4, 2016, leaving a will dated October 2, 2013. The will was admitted to probate on May 18, 2017 in the Circuit Court of Davidson County, Tennessee, docket number 17P850. The will named CHARLES DUWANE LEWELLEN, JR. as executor. The executor is duly qualified. All debts of the decedent have been paid. The Tennessee Inheritance Tax clearance does not apply as the decedent died after December 31, 2015. The executor, by signing this Deed releases any right the executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the will of MATTHEW CHARLES LEWELLEN, CHARLES DUWANE LEWELLEN, JR., Executor, quitclaims to CHARLES DUWANE LEWELLEN, JR. all right, title, and interest in the following described real estate in Davidson County, Tennessee:

A Condominium Apartment in Davidson County, Tennessee, being Unit 3321 of Golf Club Place Condominiums, a horizontal property regime pursuant to Tennessee Horizontal Property Act, as shown on the Plan of record in Book 9700, page 293, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Patricia C .U. Turnbull, an unmarried person, by Warranty Deed from Glen O. Petta and wife, Debbie Petta, dated September 16, 2007 and recorded September 18, 2007, of record in Inst. NO. 20070918-0111613, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Inst. NO. 20080821-0085841, said Register's Office, subject property was conveyed to David R. Turnbull IV. Subject property was further conveyed to Patricia C. U. Turnbull by Quitclaim Deed of record in Inst. No. 20101014-0082462, said Register's Office.

Being the same property conveyed to Matthew Lewellen, AKA Matthew C. Lewellen, an unmarried person, by Warranty Deed from Patricia C. U. Turnbull, unmarried, dated September 9, 2015 and recorded September 10, 2015 of record in Instrument Number 20150910-0092029, Register's Office for Davidson County, Tennessee.

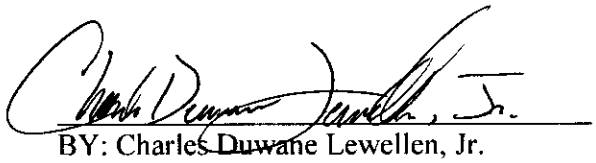
This conveyance is subject to: Taxes for 2018 and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, page 293, Said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 10283, Page 431, Ins. No. 20050105-0001979, Inst. NO. 20050330-0034571 amendment to By Laws in Inst. NO. 20040616-0071447, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters; Charter of Golf Club Place Homeowner's Association of record in Book 10297, page 21, said Register's Office; Stormwater Detention Agreement of record in Book 9643, page 877, said Register's Office; Deed of Conveyance of water and sewer lines to the Metropolitan Government of Nashville and Davidson County of record in Book 10131, page 838, said Register's Office.

This is improved property, known as 3321 Golf Club Lane, Nashville, TN 37215.

The transfer is by Quitclaim and we make no warranties about the title.

Witness my hand at Kirksville, Missouri, this the 20th day of March, 2018.

Estate of Matthew Charles Lewellen



BY: Charles Duwane Lewellen, Jr.
Executor

STATE OF Missouri
COUNTY OF Adair

Personally appeared before me, the undersigned notary public, Charles Duwane Lewellen, Jr. with whom I am personally acquainted, or whose identity was demonstrated to me by satisfactory evidence, and who acknowledged that the foregoing document was executed for the purposes set forth therein.

Witness my hand, at office, this 20th day of March, 2018.

Notary Public
My Commission Expires: 12/11/21

DANE RIGGENBACH
Notary Public – Notary Seal
Adair County – State of Missouri
Commission Number 17792251
My Commission Expires Dec 11, 2021