Bill Garrett Davidson County
Batch# 77424 DEEDQC
04/09/2018 01:35:01 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180409-0033298

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
jeff@howardmobley.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $NONE.

Hal Michael Roseman, Affiant

Subscribed and sworn to before me this 4th day of April, 2018.

Notary Public

My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2019

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel Nos.:
Hal Michael Roseman 3607 Central Avenue Nashville, Tennessee 37205	-SAME-	104 09 0 091.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Jeffrey Mobley, Executor of the Estate of Vicki Ann Warren, deceased (the "decedent"), who died on November 10, 2017, in connection with the distribution of the estate of the decedent pursuant to the decedent's Will that was duly admitted to probate in Davidson County, Tennessee, on December 14, 2017, and recorded under Docket No. 17P-2052 in the Seventh Circuit Court Clerk's Office (Probate Division) for said county, hereby releases, remises and quitclaims unto Hal Michael Roseman all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in

the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS my hand this 4th day of April, 2018.

Jeffrey Mobley, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Mobley, Executor, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of April, 2018.

My Commission Expires: _____

ALICE M. BOHANNON
NOTARY PUBLIC
OF
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
January 8, 2019

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 125 and the east half of Lot No. 127 of Block No. 6 on the Plan of the Richland Realty Co., Division "A," said Plan is of record in Book 161, page 151, Register's Office for said County, and shows the property divided into blocks, but does not show the blocks subdivided into lots.

Beginning at a point on the northern margin of Richland Avenue 65 feet west of Bowling St. running thence northerly at right angles to the said margin of Richland Avenue 192.5 feet to the southerly margin of an alley; thence at right angles, westwardly with the southerly margin of said alley 75 feet to a point; thence at right angles southwardly 192.5 feet to the northerly margin of Richland Avenue, eastwardly 75 feet to the point of beginning.

Being the same property conveyed to Vicki A. Warren by deed from Vicki A. Warren, Executrix of the Estate of Carl F. Crowley, of record as Instrument No. 20160525-0052616, Register's Office for Davidson, Tennessee.

Vicki Ann Warren subsequently died on November 10, 2017 and devised the subject property to Hal Michael Roseman by Will recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on December 14, 2017, under Docket No. 17P-2052.

Vicki A. Warren and Vicki Ann Warren are one and the same person.

This is improved property known as 3604 Richland Avenue, Tennessee 37205.