Name and Address of New Owners:

Julio Berrones, and Lyndi Berrones
1046 Horseshoe Dr.
Nashville, TN 37216

Send Tax Notices To:

Same

Map and Parcel 061-14-0-071.00

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

Bill Garrett Davidson County
Batch# 82383 DEEDQC
04/18/2018 12:38:58 PM 2 pgs
Fees: $13.00 Taxes: $858.40

20180418-0036561

EXECUTORS' QUITCLAIM DEED

WHEREAS, MIYOKO M. MOORE, died leaving a will. The Will was admitted to Probate in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, and is of record in Docket Number 17P-1638, of the Circuit Court of Davidson County, Tennessee, Probate Division. The said TINA SUZANNE MEYER and SANDRA LEIGH BAUCOM state that they are the Co-Executors and Beneficiaries of the Estate of Miyoko M. Moore. The undersigned TINA SUZANNE MEYER and SANDRA LEIGH BAUCOM as Co-Executors and Beneficiaries, by signing this deed, release any rights they have as Co-Executors and Beneficiaries to recover this property in the event of a subsequent insolvency of this Estate. By the authority as Co-Executors and Beneficiaries and for good and valuable consideration, the receipt of which is hereby acknowledged, the said Co-Executors and Beneficiaries of the Estate of Miyoko M. Moore, quitclaim to JULIO BERRONES, and LYNDI ~~BARRONES,~~* husband and wife, their heirs and/or assigns, all their 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:

*BERRONES

Land in Davidson County, Tennessee, being Parts of Lot Nos. 23 and 24, on the Map of Locust Grove Estates, as of record in Book 1424, page 11, Register's Office for said County, described as follows:

BEGINNING at a point in the southerly margin of Horseshoe Drive at an iron pin, the common corner of Lot Nos. 24 and 25; thence with the line between said lots, southerly 151.8 feet to an iron pin; thence with the south line of Lot 24, westerly 70 feet to an iron pin which is 35.5 feet east of the common corner of Lots 23 and 24; thence northerly 180.2 feet to an iron pin in the common line between Lots 22 and 23, thence with the line between said lots northeasterly 2.1 feet to the margin of Horseshoe Drive; thence with the margin of said Drive, southeasterly around a curve, 80 feet to the beginning.

BEING the same property conveyed to Miyoko M. Moore by quitclaim deed of record in Book 5685, page 636, of the Register's Office of Davidson County, Tennessee. The said Miyoko M. Moore is deceased and by her Last Will and Testament of record in Docket Number 17P-1638, of the Seventh Circuit Court od Davidson County, Tennessee, Probate Division, the said decedent, Miyoko M. Moore, appointed her daughters, Tina Suzanne Meyer and Sandra Leigh Baucom as Co-Executors of her Estate and devised and bequeathed all of the real property that she owned at the time of her death to her two daughters, Tina Suzanne Meyer and Sandra Leigh Baucom.

THIS conveyance is subject to any and all matters as shown on plat of record in Deed Book 1424, page 11, of the Register's Office of Davidson County, Tennessee.

WITNESS OUR HANDS, on this the 13th day of April, 2018.

ESTATE OF MIYOKO M. MOORE

By: Tina Suzanne Meyer
Tina Suzanne Meyer, Co-Executor

Tina Suzanne Meyer
Tina Suzanne Meyer, Beneficiary

By: Sandra Leigh Baucom
Sandra Leigh Baucom, Co-Executor

Sandra Leigh Baucom
Sandra Leigh Baucom, Beneficiary

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 11-RES-18-1046

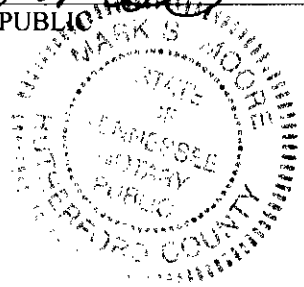
STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, Tina Suzanne Meyer and Sandra Leigh Baucom, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained, and who further acknowledged that they are the Co-Executors of the maker, or constituent of the maker, and are 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 13th day of April, 2018.

NOTARY PUBLIC

My Commission Expires: 12.16.2018



STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, Tina Suzanne Meyer and Sandra Leigh Baucom, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, on this the 13th day of April, 2018.

NOTARY PUBLIC

My Commission Expires: 12.16.2018



State of Tennessee, Davidson County:

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $232,000.00, 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 13th day of April, 2018.

NOTARY PUBLIC

My Commission Expires: 7/6/20

