Bill Garrett Davidson County
Batch# 131942 DEEDQC
08/22/2018 09:56:34 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180822-0083211

THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF DAVID A. CHILDRESS, P.C.
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

THIS CONVEYANCE IS EXEMPT FROM THE TRANSFER TAX UNDER T.C.A. SECTION 67-4-409(a)(3)(D)

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Edward Wells, Jr. 6224 Kingbird Manor Dr. Lithia, FL 33547	New Owner	142-13-0-C 193.00CO

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that EDWARD WELLS, JR., as Personal Representative of the Estate of MARIE M. HERNDON, deceased (the "Decedent"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the Decedent pursuant to the Decedent's Will which was duly admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee Probate Divison (Docket No. 18P-1088), hereby remises, releases and quitclaims unto EDWARD WELLS, JR., a married person, his heirs and assigns, 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 situated in Davidson County, Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A

Being the same property conveyed to LORA MARIE HERNDON by Warranty Deed from BARBARA G. EARLEY BOUCHER, dated June 26, 2006, of record in Instrument No. 20060627-0076611, Register's Office for Davidson County, Tennessee. Corrected by Deed of Correction of record in Instrument No. 20120222-0015204, said Register's Office. The said LORA MARIE HERNDON having died on or about April 14, 2017. LORA MARIE HERNDON and MARIE M. HERNDON were one and the same person.

This is improved property known as 9313 Sawyer Brown Road, Nashville, Tennessee 37221.

This instrument and the interest hereby released and quitclaimed are subject to the same limitations, restrictions and encumbrances as may affect the premises.

This description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and conveyed herein.

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 my hand this 13th day of July 2018.

Estate of Marie M. Herndon

Edward Wells, Jr., Personal Representative

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 bargainor, EDWARD WELLS, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the court appointed Personal Representative for the estate of Marie M. Herndon and that he executed the within instrument in such capacity for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of July 2018.

Notary Public

My Commission Expires: March 8, 2021

SHANNON D. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

EXHIBIT A

A certain condominium apartment in Davidson County, Tennessee, State of Tennessee, described as folows, to wit:

UNIT NO. 9313 (Parcel No. 193), TOGETHER WITH THE CARPORT DESIGNATED NO. 9313-C, IN RIVER PLANTATION, SECTION ELEVEN, PHASE 4, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON SAWYER BROWN ROAD, BELLEVUE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF RIVER PLANTATION, SECTION ELEVEN, PHASE 4, CONDOMINIUM APARTMENTS, RECORDED IN BOOK 9700, PAGES 884 AND 885, WHICH WAS VOIDED AND VACATED BY BOOK 9700, PAGE 971, AS CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION (RELATING TO PARCEL 164 ONLY), OF RECORD IN BOOK 11684, PAGE 675, AND BY SURVEYOR'S CERTIFICATE OF CORRECTION IN INSTRUMENT NO. 20000630-0065336, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 10628, PAGE 661, AND ANNEXATION DOCUMENT OF RECORD IN BOOK 11432, PAGE 903, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE APARTMENTS, PROPERTY, CO-OWNERS AND TENANTS OF RIVER PLANTATION, SECTION ELEVEN, PHASE 4, CONDOMINIUM APARTMENTS, CONTAINED IN THE MASTER DEED AND BY-LAWS APPENDED THERETO, RECORDED IN BOOK 10628, PAGE 661, AND PLAT BOOK 9700, PAGE 971, ET. SEQ., REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS APPLIED TO SECTION ELEVEN, PHASE 1A, BY ANNEXATION DOCUMENT OF RECORD IN BOOK 11029, PAGE 592, AND PLAT BOOK 9700, PAGE 694; SECTION ELEVEN, PHASE 2, BY ANNEXATION DOCUMENT OF RECORD IN BOOK 11156, PAGE 361, AND PLAT BOOK 9700, PAGE 748, SECTION ELEVEN, PHASE 3, BY ANNEXATION DOCUMENT OF RECORD IN BOOK 11332, PAGE 184, AND PLAT BOOK 9700, PAGE 835, SAID REGISTER'S OFFICE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

This description is the same as used in the last deed of record.