This Instrument Was Prepared By
And Return To:

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Bill Garrett Davidson County
Batch# 135711 DEEDQC
08/31/2018 03:58:48 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180831-0086812

NEW OWNER AND SEND TAX BILLS TO:

Linda C. Mayes
606 Priscilla Court
Madison, TN 37115

TAX MAP & PARCEL: 031 0000 1100 & 031000 12000

EXECUTRIX'S AND QUITCLAIM DEED

WHEREAS, Dixie Lee Keith ("Decedent") died on March 24, 2017;

WHEREAS, Decedent, in her lifetime, executed her Last Will and Testament ("Will"), bearing the date of May 21, 2007;

WHEREAS, said Will was, on August 24, 2018, duly proven and admitted to probate in and by the Probate Court of Davidson County, Tennessee, and said Will is of record in as Docket Number 17P1335 in the Clerk & Master's Office of the Probate Court of Davidson County, Tennessee;

WHEREAS, amongst other things, the Will appointed Linda C. Mayes as Executrix of the estate of the Decedent, and said Last Will and Testament and subsequent Order of the Court and did thereby empower and authorize said Executrix to convey the real estate belonging to the Testatrix at the time of her death;

WHEREAS, the Will named Linda C. Mayes as the devisee and beneficiary of the entirety of the estate of the Decedent; and

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property") to

Linda C. Mayes in order to settle matters of the Estate in accordance with the terms of the Will;

WHEREAS, Linda C. Mayes individually joins in said conveyance;

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor, by virtue of the power and authority vested in her pursuant to the terms of the Last Will and Testament of the Decedent and subsequent Order of the Court, hereby transfers, and conveys all of the Executrix's right, title, and interest in the Property, and Linda C. Mayes individually conveys all of her right, title, and interest in the Property, to Linda C. Mayes, her heirs, successors, and assigns.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

IN WITNESS WHEREOF, I have hereunto set my hand and signature, this ninth (9th) day of August, 2018.

Linda C. Mayes
Executrix of the Estate of Dixie Lee Keith

Linda C. Mayes
Individually

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda C. Mayes, as Executrix of the Estate of Dixie

Lee Keith and individually, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the instrument to which this acknowledgement is affixed for the purposes therein contained.

Witness my hand and official seal at Sumner County, ninth (9th) day of August, 2018.

KEVIN TRACY WILLIAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

Notary Public

My Commission Expires: 07/21/2020

STATE OF TENNESSEE)

COUNTY OF SUMNER)

I/WE, hereby swear or affirm that the actual consideration for this transfer is $10.00

Linda C. Mayes

Linda C. Mayes, AFFIANT

Subscribed and sworn before me this ninth (9th) day of August, 2018.

Notary Public

My Commission expires: 07/21/2020

KEVIN TRACY WILLIAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

EXHIBIT A

TRACT 1: A certain tract or parcel of land located in Davidson County, State of Tennessee, being in the 10th, formerly the 22nd, Civil District thereof. Being the same property conveyed by Grantors Aimee Ray and Amanda Coe, the only heirs-at-law of William Christopher Lewis, deceased, to Grantees Dixie Lee Keith, *et als*, by deed of record as instrument number 20120911-0082332, Register's Office for Davison County, Tennessee; reference to such deed should be made for a more complete description.

TRACT 2: A certain tract or parcel of land located in Davidson County, State of Tennessee, being in the 10th Civil District thereof. Being the same property conveyed by Grantors Roland Watts and wife, Jolynda Watts, to Grantee Dixie Lee Keith by deed of record in Book 7954, page 253 *et seq.*, Register's Office for Davison County, Tennessee; reference to such deed should be made for a more complete description.