This Instrument Prepared By:
S. Madison Roberts, IV
STITES & HARBISON, PLLC
604 West Main Street
Franklin, Tennessee 37064

Karen Y Johnson Davidson County
Batch# 137101 DEEDQC
09/05/2018 09:58:23 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180905-0087616

Address of New Owner:	Send Tax Bills To:	Map/Parcel Numbers:
Kenneth Stanton Graves 5298 Old Sams Creek Road Pegram, TN 37143	New Owner	14607008700

EXECUTOR'S QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Mark T. Seitz, Executor of the ESTATE OF MARTHA RUTH GRAVES CHALFONT (a/k/a Martha Ruth Smith Chalfont, f/k/a Martha Ruth Smith Graves), deceased, in his fiduciary capacity as Executor of said Estate, and not in his personal capacity, for and in consideration of Ten and no/100 Dollars ($10.00) and cash in hand paid, the receipt and sufficiency which is hereby acknowledged, and in connection with the distribution of closing of the ESTATE OF MARTHA RUTH GRAVES CHALFONT, deceased, the decedent's Will having been duly admitted to probate in Williamson County Tennessee on February 27, 2018, Chancery Court for Williamson County, Tennessee, Case No. P-9604, does bargain and sell and hereby conveys, remises, releases and forever quitclaims unto KENNETH STANTON GRAVES, ("Grantee"), his successors and assigns forever, all of Grantor's right, title and interest in and to certain improved real property known as 4936 Stillwood Drive, Nashville, Tennessee and more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 146 on the plan of A Revision of a Part of Section One Revised Crieve Hall Estates, plat of which is of record in Book 2083, page 27, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth F. Graves and wife, Martha S. Graves, by Warranty Deed of Jake Sheridan, Jr. and wife, Mary M. Sheridan, of record in Book 4648, page 818, Register's Office of Davidson County, Tennessee. Pursuant to Final Decree of Absolute Divorce of record in Book 5699, page 401, Register's Office of Davidson County, Tennessee, title to said property was vested in Martha Ruth Smith Graves (now known as Martha Ruth Smith Chalfont, also known as Martha Ruth Graves Chalfont). The said Martha Ruth Graves Chalfont died testate on December 29, 2017. Pursuant to her Last Will and Testament dated November 27, 2011, probated in the Chancery Court for Williamson County, Tennessee, case number P-9604, said property was devised to Kenneth Stanton Graves, in fee simple.

IN WITNESS WHEREOF, this instrument is executed this the 31 day of August, 2018.

MARK T. SEITZ, EXECUTOR OF THE
ESTATE OF MARTHA RUTH GRAVES
CHALFONT, DECEASED

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, MARK T. SEITZ, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the duly appointed Executor of the Estate of Martha Ruth Graves Chalfont, and in such role, and not in his personal capacity, executed the foregoing document for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, on this the 3 day of August, 2018.

Elizabeth Starkey
Notary Public

Elizabeth Starkey TENNESSEE NOTARY PUBLIC My Comm Exp. May 6, 2019 COUNTY OF DAVIDSON

My Commission Expires: May 6, 2019

STATE OF TENNESSEE

COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer is Zero Dollars ($0.00).

KENNETH STANTON GRAVES

Sworn to and subscribed before me this 31st day of August, 2018.

NOTARY PUBLIC

DARYL HENRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

My Commission Expires: 11/23/20

1292423:1