Karen Y Johnson Davidson County
Batch# 141920 DEEDQC
09/17/2018 02:30:41 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180917-0092115

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (cwi)
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Christy Wilkins Ivey Melora Wilkins Turner 104 Woodmont Boulevard, Ste 100 Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 104 08 0 125.00

EXECUTOR'S QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and in order to vest full ownership in Grantee, the undersigned **Christy Wilkins Ivey and Melora Wilkins Turner, individually, and as Co-Executrices of the Estate of Virginia Ann Reed Wilkins,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer, quitclaim and convey unto **Christy Wilkins Ivey and Melora Wilkins Turner** a one-half interest each as tenants in common, hereinafter called the **Grantee**, Grantee's heirs and assigns, all Grantor's right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lots 111 and 112 of a part of University Place, as of record in Book 332, page 145, Register's Office for said County.

Said Lots adjoin and front together 104 feet on the south side of Capers Avenue, and run back between parallel lines, along the east margin of an alley, 140 feet to an alley in the rear.

Being the same property conveyed to Virginia R. Wilkins by quitclaim deed from Percy Wilkins, Jr., dated August 24, 1989 and recorded on August 28, 1989, of record in Book 7924, page 266, Register's Office for said County. Virginia R. Wilkins, more formally known as Virginia Ann Reed Wilkins, died on December 22, 2017, unmarried and testate. By Last Will and Testament of Virginia Ann Reed Wilkins of record in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 18P32, the residuary estate was devised to Christy Wilkins Ivey and Melora Wilkins Turner, both of whom join in execution of this instrument as individuals and as executrices of said Estate.

Description Reference: The description is the same as that used in the prior conveyance.

This is improved property known as: 2005 Capers Avenue, Nashville, Tennessee 37212

WITNESS THE EXECUTION HEREOF on September 12, 2018.

Christy Wilkins Ivey

Melora Wilkins Turner

Christy Wilkins Ivey, Executrix

Melora Wilkins Turner, Executrix

State of Tennessee
County of Davidson

On September 12, 2018, before me the undersigned authority, personally appeared **Christy Wilkins Ivey,** acting individually and as Executrix, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires:



State of Tennessee
County of Davidson

On September 12, 2018, before me the undersigned authority, personally appeared **Melora Wilkins Turner,** acting individually and as Executrix, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires:



State of Tennessee
County of Davidson

AFFIDAVIT

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (a)(3)(G).

Affiant

Sworn and subscribed before me on September 12, 2018

Notary Public

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

Wldoc: QC Deed QDoc