Karen Y Johnson Davidson County
Batch# 146387 DEEDQC
09/28/2018 11:32:28 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180928-0096276

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
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Nashville, Tennessee 37215
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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Aynoka C. Bender
AFFIANT

Subscribed and sworn to before me this 26th day of September, 2018.

Julia C. Hunt
Notary Public

JULIA C. HUNT
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County
My Commission Expires SEPT. 7, 2020

My Commission Expires:

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(6)(D).

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel Nos.:
Aynoka Bender 921 Battlefield Drive Nashville, TN 37204	-SAME-	Map 118 05 0 Parcel 197.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Aynoka C. Bender, Executor of the Estate of Lena D. Bender, deceased (the "decedent"), who died on January 9, 2018, in connection with the distribution of the estate of the decedent pursuant to the decedent's Will that was duly admitted to probate in Davidson County, Tennessee, on February 15, 2018, and recorded under Docket No. 18P-241 in the Seventh Circuit Court Clerk's Office (Probate Division) for said county, hereby releases, remises and quitclaims unto Aynoka Bender, 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 in the State of

Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 26th day of September, 2018.

Aynoka C. Bender

Aynoka C. Bender, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aynoka C. Bender, Executor, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of September, 2018.

Julia C. Hunt

Notary Public

My Commission Expires:

JULIA C. HUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 1, 2020

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1, Block "H", Battlefield Estates, Section No. 2, as of record in Book 843, page 108, Register's Office for said County, and described as follows:

BEGINNING at a point in the southerly margin of Battlefield Drive, the common corner of Lots 1 and 2; thence with the line between said lots, southerly 229.2 feet to the common corner of Lots 1, 2, 20 and 21; thence with the line between Lots 1 and 21, westerly 90 feet to the easterly margin of Craig Avenue; thence with the margin of the same, northerly 188 feet to a point, the beginning of a curve; thence around said curve, 65 feet to the southerly margin of Battlefield Drive; thence with the margin of the same, easterly 60 feet to the point of beginning.

Being the same property conveyed to Albert M. Bender and wife, Lena D. Bender, by deed from Lucille Weimar, unmarried, of record in Book 4233, page 995, Register's Office for Davidson County, Tennessee.

Albert M. Bender predeceased Lena D. Bender on September 28, 2004.

Lena D. Bender subsequently died on January 9, 2018 and devised the subject property to Anoyka Bender by Will recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on February 15, 2018 under Docket No. 18P-241.

This is improved property known as 921 Battlefield Drive, Nashville, Tennessee 37204.