Karen Y Johnson Davidson County
Batch# 146387 DEEDQC
09/28/2018 11:32:28 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180928-0096277

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
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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)(3)(D).

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel Nos.:
Albert M. Bender, Jr. 802 Lena Street Nashville, TN 37208	-SAME-	Map 092 06 0 Parcel 441.00

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 Albert M. Bender, Jr., 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. 7, 2020

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 7 on the Map of Lenacourt, as of record in Book 1835, page 8, Register's Office for said County.

Said Lot No. 7 fronts 42 feet on the east side of Lena Street and runs back between parallel lines 120 feet to the west margin of 27th Avenue North, which is not open.

Being the same property conveyed to Albert M. Bender and wife, Lena Bender, by Trustee's deed from Edward T. Kindall, Substitute Trustee, of record in Book 7464, page 43, 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 Albert M. Bender, Jr., 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 802 Lena Street, Nashville, Tennessee 37208.