EXECUTOR'S Quitclaim Deed	This deed is being prepared to evidence distribution of real property to beneficiaries of an estate and is exempt from tax pursuant to TCA § 67-4-409(a)(3)(D) and the valuation oath is intentionally omitted.
Karen Y Johnson Davidson County Batch# 149886 **DEEDQC** 10/08/2018 02:22:17 PM 2 pgs Fees: $12.00 Taxes: $0.00 20181008-0099674	

Name and address of owner:	Send tax bills to:	Map/Parcel:
Wayne Joseph Seger, Paul Terry Seger, James Daniel Seger and Mary Rebecca Summar 3864 Old Lebanon Dirt Rd. Mt. Juliet, TN 37122	Wayne Joseph Seger 3864 Old Lebanon Dirt Rd. Mt. Juliet, TN 37122	Map: 84-08 Parcel: 74.00
THIS INSTRUMENT WAS PREPARED BY: **Susan B. Evans, Attorney at Law, 2016 8th Avenue, South, Nashville, TN 37204**		

EXECUTOR'S QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00) and good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and for the purpose of making a distribution from an estate, I, Wayne Joseph Seger, Executor of the Estate of Joan Sandman Seger, A/K/A Joan S. Seger, deceased, with power to convey pursuant to the Last Will and Testament of Joan Sandman Seger, deceased, of record in Docket No. 18P-690, Probate Clerk's Office for Davidson County, Tennessee, hereinafter called the Grantor, hereby conveys all of the right, title and interest of the Estate of Joan Sandman Seger, deceased, to Wayne Joseph Seger, Paul Terry Seger, James Daniel Seger and Mary Rebecca Summar, in and to a tract or parcel of land in Williamson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 153 on the Plan of Lincoya Hills Subdivision, as of record in Book 2331, Page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 153 fronts 88.2 feet on the westerly side of Melody Lane and runs back between lines, 257.1 feet to the northerly line and 275.4 feet on the southerly line to a dead broken line in the rear on which it measures 180 feet.

Being all the same property conveyed to Paul H. Seger and wife, Joan S. Seger, by deed from William Thomas Brent and wife Opal Brent, of record in Book 397, page 397, Register's Office for Davidson County, Tennessee. The said Paul H. Seger predeceased Joan S. Seger on May 1, 2006 and title having vested in Joan S. Seger as surviving tenant by the entirety. Then Joan S.

Seger, having died testate April 4, 2018 and devised said property to Wayne Joseph Seger, Paul Terry Seger, James Daniel Seger and Mary Rebecca Summar, by her Last Will and Testament of record in Docket No. 18P-690, Probate Clerk's Office for Davidson County, Tennessee.

This is improved property known as 3009 Melody Lane, Nashville, TN 37214

This conveyance is subject to all restrictions and easements of record.

No abstract or survey furnished for preparation of this instrument. The Preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representations whatsoever other than it has been accurately transcribed from the information provided.

IN WITNESS, WHEREOF, the undersigned has executed this instrument this 8th day of October 2018.

Estate of Joan Sandman Seger, deceased

By: Wayne Joseph Seger
Wayne Joseph Seger, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared Wayne Joseph Seger, as the Executor of the Estate of Joan Sandman Seger, deceased, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument as the Executor of the Estate Joan Sandman Seger, deceased, for the purposes therein contained.

Witness my hand and official seal at, Nashville, Tennessee, the 8th day of October 2018.

Susan B. Evans
Notary Public
My Commission Expires: 11-3-2019

