THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND BARRY R. JARVIS, JR. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL, MEDICAID AND/OR TAX RELATED COUNSEL.

EXECUTRIX'S QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
MARGIE B. BROADRICK	SAME	43-9-176 11D 57230
233 DuPont Ave		
Madison TN 37115		

THIS INSTRUMENT PREPARED BY:

Barry R. Jarvis, Attorney
1517 Hunt Club Blvd
Gallatin, TN 37066

RETURN TO:
Barry R. Jarvis, Attorney
1517 Hunt Club Blvd
Gallatin, TN 37066

STATE OF TENNESSEE

COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $ 0.

Margi B. Broadrick
Affiant

Subscribed and sworn to before me, this the 20 day of Sept, 2018

Notary Public

My commission expires: 1-8-19

THERESA CUTTENDON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MARGARET L. BROWN died on April 4, 2017, leaving a will dated May 25, 2010. The will was admitted to probate on October 18, 2017, in the Seventh Circuit Court for Davidson County, Tennessee, Docket Number 2017P-1753. The court named MARGIE B. BROADRICK as Executrix. The Executrix is duly qualified. All debts of MARGARET L. BROWN have been paid. MARGIE B. BROADRICK , Executrix, quitclaims to MARGIE B. BROADRICK, the entire property interest of MARGARET L. BROWN in accordance with the provisions of the will of MARGARET L. BROWN the following described property in Davidson County, Tennessee described as follows:

Karen Y Johnson Davidson County
Batch# 153425 DEEDQC
10/23/2018 10:58:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20181023-0104913

Land in Davidson County, Tennessee, being Lot No. 21 of block "C" on the map of Woodlawn Estates, as of record in Book 843, Page 82 Register's Office for Davidson County, Tennessee. Said Lot No. 21 fronts 50 feet on the northerly side of DuPont Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same real property conveyed to MARGARET L. BROWN by the heirs of DOROTHY C. BROADRICK being LARRY W. BROADRICK, JAMES C. BROADRICK, and KATRINA E. BROADRICK UPTON and recorded by instrument number 20021028-0131555 Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record

This is improved property known as 221 DuPont Ave Madison TN 37115.

T.C.A. 67-4-409(a)(3)(D) exempts this instrument from tax. This instrument is being used to evidence distribution of the property to a beneficiary pursuant to the terms of a Will.

Witness my hand this ____ day of ____, 20__.

Margie B. Broadrick

Grantor- MARGIE B. BROADRICK, Executrix for Estate of MARGARET L. BROWN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, MARGIE B. BROADRICK, executrix for the Estate of MARGARET L. BROWN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 20 day of Sept T.C., 2018

Notary Public

My Commission Expires 1-8-19

THERASA CRITTENDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY