Karen Y Johnson Davidson County
Batch# 182873 DEEDQC
01/11/2019 11:04:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190111-0003102

This instrument prepared by:
William K. Lane, III
Attorney At Law
125 3RD Avenue North, Suite #202
Franklin, Tennessee 37064

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED HEREIN.

Grantee(s): **Benjamin F. Adams, Jr**
Send tax notice to: **873 Stirrup Drive, Nashville, Tennessee 37221**
Map Parcel Number: Map/Parcel 128-15-0 008.00

EXECUTORS' QUITCLAIM DEED

In order to provide muniment of title and for other valuable consideration received, the receipt of which is hereby acknowledged, We, **Elizabeth R. Taylor and William H. Rowan, III, Co-Executors** for the estate of Nancy Caldwell Adams, Davidson County Probate Docket Number 16P1870 pursuant to LETTERS OF ADMINISTRATION, issued on November 17th 2016 and recorded in the **Davidson County Probate Court** under **Docket Number 16P1870**, and in order to carry out the provisions of the laws of Descent and Distribution, for and on behalf of the estate, for the purpose of serving as a muniment of title and further evidencing the divestiture of title in and to the premises hereinafter described from the aforesaid estate, or any person or entity claiming by, under, or through the title of **Nancy Caldwell Adams**, do hereby devise, release, grant, bargain, sell, convey and forever quitclaim to **Benjamin F. Adams, Jr.** and his heirs and assigns forever, the real property located in Davidson County, Tennessee, to wit:

Being Lot No. 341 on the Plat of walnut Hill Manor, Section 1, of record in Book 4460 page 108, Register's Office for Davidson County.

Said Lot 341 fronts 100 feet on the westerly margin of Stirrup Drive and extends back 370.9 feet on the northerly line and 384.0 on the southerly line, to a line on the rear on which it measures 100.86 feet.

Being the name property conveyed to Benjamin F. Adams, Jr. and wife, Nancy C. Adams by Warranty Deed dated October 4th 1989

This is improved property known as 873 Stirrup Drive, Nashville, Tennessee 37221.

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

No survey, no title examination, and no title insurance has been made or acquired for this transfer.

WITNESS my hand on this 17th day of December 2018.

Estate of Nancy Caldwell Adams, Deceased

Docket No.: 16P1870 Davidson County, TN
Circuit Court / Probate Division

BY: _____
William H. Rowan, III, Co-Executor

BY: Elizabeth R Taylor
Elizabeth R. Taylor, Co-Executor

STATE OF VIRGINIA
COUNTY OF Fauquier

On this 17th day of December, 2018, before me, Urzalla Razmowar, Notary Public at Large in and for The State of Virginia, personally appeared **William H. Rowan, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument as his free act and deed and for the purposes therein contained.

URZALLA RAZMOWAR NOTARY PUBLIC REG. #7609056 COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES 09/30/2022

My Commission Expires 09/30/2022. Urzalla Razmowar
Notary Public at Large

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9 day of ~~December, 2018,~~ January 2019 before me, Marcia Lane, Notary Public at Large in and for The State of Virginia, personally appeared **Elizabeth R. Taylor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument as her free act and deed and for the purposes therein contained.

My Commission Expires 8/11/2019. _____
Notary Public at Large

OATH OF ACTUAL CONSIDERATION PURSUANT TO T.C.A. 67-4-409(a)(3)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The Estate of Nancy Caldwell Adams, by **Elizabeth R. Taylor**, Co-Executor, hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee, under Tennessee Code Annotated Section 67-4-409(a)(3), hereby swear or affirm that the actual consideration for this transfer is $-0-.

Elizabeth R Taylor
Elizabeth R. Taylor, Affiant

Sworn to and subscribed before me this 9 day of ~~December, 2018~~ January 2019.

My Commission Expires 8/11/2019. _____
Notary Public at Large