Karen Johnson Davidson County
Batch# 183892 DEEDQC
01/15/2019 10:29:05 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190115-0004074

THIS INSTRUMENT PREPARED BY: Elizabeth McCoyd Greer Attorney at Law P.O. Box 59225 Nashville, TN 37205 (615) 474-2999	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00. Sharon A. Buchanan, Affiant Subscribed and sworn to before me, this 10 day of January, 2019. NOTARY PUBLIC My Commission Expires:

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Sharon A. Buchanan, Trustee 4104 Outer Dr. Nashville, TN 37204	Same	107 13 0 003.00

EXECUTOR'S QUITCLAIM DEED TO TRUSTEE

KNOW ALL PERSONS by these presents that **SHARON A. BUCHANAN**, the duly-appointed **EXECUTOR OF THE ESTATE OF DELORES A. FISER**, deceased (the "Decedent"), who died on May 14, 2017, and whose estate is being administered in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), **Docket No. 17P-941**, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the Decedent pursuant to the Decedent's Last Will and Testament which was duly admitted to probate and of record at the Clerk's Office of the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), hereby releases, remises and quitclaims unto **SHARON A. BUCHANAN, OR HER SUCCESSORS, TRUSTEE OF THE DANIEL C. FISER, JR. SUPPLEMENTAL NEEDS TRUST**, established pursuant to said

Will, all the right, title and interest of the Decedent's estate in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Patricia Heights, Section 1, as of record in Book 2331, pages 130 and 131, to which said plan reference is hereby made for a more complete legal description of said lot.
>
> Being the same property conveyed to Daniel C. Fiser and wife, Delores A. Fiser by deed dated October 17, 1986 from Andrew D. Baird, Jr. and wife, V. Ann Baird of record in Book 7015, Page 717, in the Register's Office for Davidson County, Tennessee. The said Daniel C. Fiser predeceased Delores A. Fiser. The said Delores A. Fiser having died on May 14, 2017. Pursuant to Delores A. Fiser's Last Will and Testament being administered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 17P-941, all real property was directed to be part of the said Delores A. Fiser's probate estate, and therefore subject to the authority of the Executor appointed therein for distribution.
>
> This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.
>
> This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is subject to Restrictive Covenants of record in Book 2542, page 519; Book 6045, page 421; and Book 6067, page 762, Register's Office for said County.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record. No new boundary survey was made at the time of this conveyance.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is improved property known as <u>1001 Patricia Drive, Nashville, Tennessee, 37217.</u>

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

WITNESS my hand this 10th day of January, 2019.

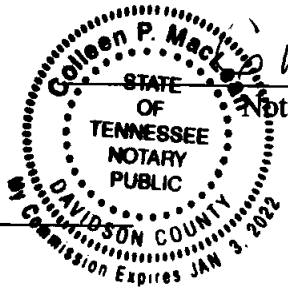
Sharon A. Buchanan

Sharon A. Buchanan, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sharon A. Buchanan, EXECUTOR OF THE ESTATE OF DELORES A. FISER**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10 day of January, 2019.



Notary Public

My Commission Expires: _____