Karen Johnson Davidson County
Batch# 196170 DEEDQC
02/19/2019 09:34:26 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190219-0014583

THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

THIS CONVEYANCE IS EXEMPT FROM THE TRANSFER TAX UNDER T.C.A. SECTION 67-4-409(a)(3)(D)

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Joseph M. Huffaker, Trustee 900 LeBlanc Court Nashville, TN 37221	New Owner	Tract 1: 117-110B-025.00CO Tract 2: 117-110B-101.00CO

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that JOSEPH M. HUFFAKER, as EXECUTOR OF THE ESTATE OF DAISY B. HUFFAKER, deceased (the "Decedent"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00) 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 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division (Docket No. 18P-100), hereby remises, releases and quitclaims unto JOSEPH M. HUFFAKER, as TRUSTEE OF THE DAISY B. HUFFAKER RESIDUARY TRUST, his successors and assigns, all of the right, title and interest of the Decedent and the Decedent's Estate in and to certain tracts or parcels of land situated in Davidson County, Tennessee, more particularly described in Exhibit A attached hereto and incorporated herein by reference.

This instrument and the interest hereby released and quitclaimed are subject to the same limitations, restrictions and encumbrances as may affect the premises.

This instrument is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and quitclaimed herein.

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

WITNESS my hand this 2 day of February 2019.

Joseph M. Huffaker, as Executor of the Estate of Daisy B. Huffaker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JOSEPH M. HUFFAKER, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the court appointed Executor for the Estate of Daisy B. Huffaker, the within named bargainor, and that he as such Executor, being authorized to do so, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand at office, this 2nd day of February 2019.

Notary Public

My Commission Expires: 7/8/2019

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Tract 1

Land in Davidson County, Tennessee, being Unit No. B-9 in a horizontal property regime which is located on the Revised Plan of The Villager East Condominium Apartments, of record in Book 5200, page 235, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description, together with the appurtenant interests in the common elements of Villager East Condominium, as said areas are set forth and defined in the Master Deed of record in Book 5457, page 298, as corrected in Book 5553, page 336, Register's Office of Davidson County, Tennessee,

Being the same property conveyed to DAISY B. HUFFAKER by Quitclaim Deed from JAMES A. HUFFAKER, dated September 10, 1999, of record in Book 11666, page 274, Register's Office for Davidson County, Tennessee. DAISY B. HUFFAKER having since died on or about September 18, 2017.

This is improved property known as 3600 Hillsboro Pike, B-9, Nashville, Tennessee 37215.

Tract 2

Land in Davidson County, Tennessee, being Unit No. G-5 in a horizontal property regime which is located on the Revised Plan of The Villager East Condominium Apartments, of record in Book 5200, page 235, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description, together with the appurtenant interests in the common elements of Villager East Condominium, as said areas are set forth and defined in the Master Deed of record in Book 5457, page 298, as corrected in Book 5553, page 336, Register's Office of Davidson County, Tennessee,

Being the same property conveyed to DAISY HUFFAKER by Warranty Deed from KI SEO, of record in Instrument No. 20090625-0059226, Register's Office for Davidson County, Tennessee. DAISY HUFFAKER having since died on or about September 18, 2017. DAISY B. HUFFAKER and DAISY HUFFAKER were one and the same person.

This is improved property known as 3600 Hillsboro Pike, G-5, Nashville, Tennessee 37215.