NEW OWNER:

Sharon Walker
114 Riner Drive
Old Hickory, Tennessee 37138

THIS INSTRUMENT PREPARED BY:

ROCHELLE, McCULLOCH & AULDS
P.L.L.C.
109 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:
New Owner

Map/Parcel 05316002400
Map/Parcel 05315000700

PREPARED FROM INFORMATION
PROVIDED BY THE PARTIES

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 198669 DEEDQC
02/25/2019 10:41:32 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190225-0016705

EXECUTOR'S QUITCLAIM DEED

Edith Flatt died on February 11, 2018, leaving a Will dated November 16, 2006, and a Codicil to the Will dated February 3, 2015. The Will and Codicil were admitted to probate on April 19, 2018 in the Probate Court, Davidson County, Tennessee. The Will named Jerry B. Flatt as Executor. The Executor is duly qualified. All debts of the Decedent have been paid. The Executor, by signing this Deed, releases any right the Executor has to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the provisions of the Will and Codicil of Edith Flatt, Jerry B. Flatt, Executor of the Estate of Edith Flatt, quitclaims unto **SHARON WALKER**, her heirs and assigns, forever, all right, title and interest in and to the following tracts of land, situate and lying in District of **Davidson** County, Tennessee, bounded and described as follows, to-wit:

Tract 1
Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Green Heights, as of record in book 1835, page 112, Register's Office for said County.

Said Lot No. 7 fronts 70 feet on the southerly side of Ray Avenue and runs back 184.4 feet on the westerly line and 190 feet on the easterly line to a dead line, measuring 96 feet thereon.

Being the same property conveyed to Homer C. Flatt, Sr. and wife, Myrtle Edith Flatt, by warranty deed from W. T. Corley and wife, Louise C. Corley, dated September 30, 1958, and of record in Deed Book **91**, Page **396**, Register's Office for Davidson County, Tennessee. Homer C. Flatt, Sr. died on March 2, 1991, vesting title in Myrtle Edith Flatt as the surviving tenant by the entirety.

Tract 2
Being a reserved tract of land, marked "Avery G. Green" and a 25-foot strip of land lying adjacent to and along the northwestern boundary line of Lot No. 14, all on the plan of Green Heights, as of record in Book 1835, Page 112, Register's Office for said County, described together as follows:

Beginning at the southeast corner of Lot No. 7 on said plan, being 190 feet south from the southerly margin of Ray Avenue; thence south 87° 52' west 190.3 feet to a monument; thence north 80° 59' west 306 feet to a monument; thence north 70° 42' west 314.7 feet to a monument at the southwest corner of said lot No. 14; thence with the northwestern boundary line of said Lot No. 14, North 39° 41' east 293.8 feet to a monument; thence north 50° 19' west 25 feet; thence south 39° 41' west 720.4 feet, more or less, to the southwest corner of said reserved tract; thence eastwardly 1120 feet; thence north 9° 30' west 174 feet to the beginning.

Being the same property conveyed to Homer C. Flatt, Sr. and wife, Myrtle Edith Flatt, by Installment Deed from A. G. Green and wife, Virginia Green, dated August 21, 1958, and of record in Book **2801**, Page **396**, Register's Office for Davidson County, Tennessee. Homer C. Flatt, Sr. died on March 2, 1991, vesting title in Myrtle Edith Flatt as the surviving tenant by the entirety.

(Myrtle Edith Flatt and Edith Flatt being one and the same person.)

This transfer is by Quitclaim and I make no warranties about the title.

WITNESS MY SIGNATURE this 21st day of February, 2019.

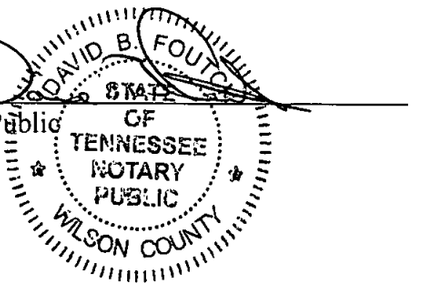
Jerry B. Flatt, Executor of the
Estate of Edith Flatt

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, Jerry B. Flatt, Executor of the Estate of Edith Flatt, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of February, 2019.

Notary Public



My commission expires: 6-16-2021

T.C.A. § 67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. § 67-4-409(a)(5) further provides the valuation oath is unnecessary, the Affidavit being used to evidence transfer of title to the property to the beneficiary.