NEW OWNERS:

Homer C. Flatt, Jr., et al
1340 Hillsdale Drive
Cookeville, Tennessee 38506

SEND TAX BILLS TO:
New Owners

Map/Parcel 05316002900

THIS INSTRUMENT PREPARED BY:

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

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 2 pgs
Fees: $12.00 Taxes: $0.00

20190225-0016706

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 **HOMER C. FLATT, JR., JERRY FLATT, PENNY EDEN, and SHARON WALKER**, their heirs and assigns, forever, all right, title and interest in and to the following tract of land, situate and lying in **Davidson** County, Tennessee, bounded and described as follows, to-wit:

Certain real estate lying in the Fourth Civil District of Davidson County, State of Tennessee, being Lots Nos. 15 and 16 of the "Hays Subdivision" of April 22, 1948, surveyed by H. Gee Surveyor, an unrecorded subdivision of part of Tract #2, in deed of record in Book 929, page 348, Register's Office for said County, and described more particularly according to a survey by L. B. Petty Surveyor, dated February 11, 1959, as follows, to-wit:

Beginning on the southwest corner of this tract on an iron stake in the branch at the southwest corner of Lot No. 16; thence North 8 deg. 35 min. West 173.4 feet with the fence to an iron post; thence North 81 deg. 25 min. East 350.0 feet to an iron stake in the west margin of Rifle Range Road; thence South 8 deg. 35 min. East 234.4 feet along the westerly margin of Rifle Range Road to a stake in said margin; thence North 88 deg. 56 min. West 355.3 feet to the point of beginning.

Being the same property conveyed to Homer C. Flatt and wife, Myrtle B. Flatt, by Installment Deed from Betty Hays, a widow, dated February 24, 1959, and of record in Book **2879**, Page **300**, Register's Office for Davidson County, Tennessee. Homer C. Flatt died on March 2, 1991, vesting title in Myrtle B. Flatt as the surviving tenant by the entirety.

(Myrtle B. 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

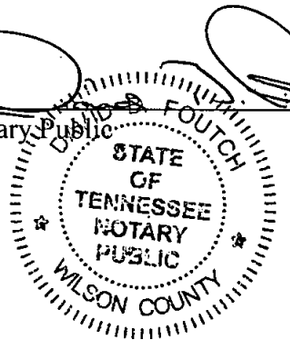
STATE OF TENNESSEE)
COUNTY OF WILSON)

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.