NEW OWNER:

James Earl Burton
4368 Maggie Farmer Road
Cedar Hill, TN 37032

SEND TAX BILLS TO:
New Owner

Map and Parcel 041-10-0-012.00

THIS INSTRUMENT PREPARED BY:

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

FILE #19-0207

PREPARED FROM INFORMATION PROVIDED BY THE PARTIES

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 202978 DEEDQC
03/07/2019 09:39:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190307-0020941

EXECUTOR'S QUITCLAIM DEED

ROBERT DONALD BURTON, SR. died on December 8, 2017, leaving a Will dated October 1, 2017. The Will was admitted to probate on January 17, 2018 in the Circuit Court for Davidson County, Tennessee. The Will named James Earl Burton 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 of Robert Donald Burton, Sr., **James Earl Burton, Executor of the Estate of Robert Donald Burton, Sr.,** quitclaims unto **JAMES EARL BURTON**, his heirs and assigns, forever, all right, title and interest in and to the following tract of land, situated and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

Land in Davidson County, Tennessee, being **Lot No. 451**, as shown on the map entitled Bellshire Estates, Section B, of record in Book 2331, Page 128, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Robert D. Burton, Sr., and Flossie S. Burton, husband and wife, by Warranty Deed from Robert D. Burton, Jr., and wife, Marcia B. Burton, dated December 30, 1999, of record in Instrument Number 200001200006696, in the Register's Office for Davidson County, Tennessee. Flossie S. Burton having since died on or about December 20, 2000, leaving Robert D. Burton, Sr., as surviving tenant by the entirety.

Further being the same property conveyed to Robert D. Burton, Sr., and Robert D. Burton, Jr., by Quitclaim Deed dated February 15, 2006, from Robert D. Burton, Sr., of record in Instrument Number 20060223-021301, said Register's Office.

Further being the same property conveyed to Robert D. Burton, Sr., by Quitclaim Deed from Robert D. Burton, Sr., and Robert D. Burton, Jr., dated October 1, 2007, of record in Instrument Number 20071010-0120617, said Register's Office.

Further being the same property conveyed to Robert D. Burton, Sr., unmarried and Joshua Adam Burton, unmarried, as tenants with right of survivorship, by Quitclaim Deed dated April 12, 2011, from Robert D. Burton, Sr., of record in Instrument Number 20110414-0028692, said Register's Office.

Further being the same property conveyed to Robert D. Burton, Sr., and Joshua Adam Burton, as to a Life Estate, by Quitclaim Deed from Robert D. Burton, Sr., unmarried and Joshua Adam Burton, unmarried, as Tenants with right of survivorship, dated February 8, 2012, of record in Instrument Number 20120209-0011760, said Register's Office.

Being the same property conveyed to Robert D. Burton, Sr., by Quitclaim deed from Joshua Adam Burton, dated November 8, 2017, of record in Instrument Number 20171113-0116475, in the Register's Office for Davidson County, Tennessee; Robert D. Burton, Sr., having since died testate on or about December 8, 2017; Pursuant to the Last Will and Testament of Robert Donald Burton, Sr., in The Seventh Circuit Court for Davidson County, Tennessee, (Probate Division), Case No. 17P-2181, and of record in Instrument Number 20180502-0041823, in the Register's Office for Davidson County, Tennessee, said property is to be administered as part of the estate by **James Earl Burton** having been appointed Executor.

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

[SIGNATURE PAGE TO FOLLOW]

WITNESS OUR SIGNATURES this 6th day of March, 2019.

JAMES EARL BURTON, Executor of the
Estate of Robert Donald Burton, Sr.

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, JAMES EARL BURTON, Executor of the Estate of Robert Donald Burton, Sr., deceased, 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 6th day of March, 2019.

Notary Public

GREGORY S. GILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

My commission expires: 10/29/19

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.