Karen Johnson Davidson County
Batch# 210220 DEEDQC
03/26/2019 02:36:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190326-0027309

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
jeff@howardmobley.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is SNONE.

AFFIANT

Subscribed and sworn to before me this 26th day of March, 2019.

Notary Public
My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 09-07-2020

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Address of New Owners:	Send Tax Bills To:	Tax Map and Parcel Nos.:
Jane Howland and Anita Smith, tenants-in-common 101 Quinn Circle Nashville, Tennessee 37210	-SAME-	117 09 0C 056.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Jeffrey Mobley, Executor of the Estate of Sara Jayne Williams, deceased (the "decedent"), who died on February 1, 2019, in connection with the distribution of the estate of the decedent pursuant to the decedent's Will that was duly admitted to probate in Davidson County, Tennessee, on February 14, 2019, and recorded under Docket No. 19P-248 in the Seventh Circuit Court Clerk's Office (Probate Division) for said county, hereby releases, remises and quitclaims unto Jane Howland and Anita Smith, as equal tenants in common, with each grantee owning an undivided one-half (50%) interest, all of the right, title and interest

of the decedent and the decedent's estate in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS my hand this 26th day of March, 2019.

Jeffrey Mobley, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Mobley, Executor, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of March, 2019.

Lindsay Hamada
Notary Public

My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Burlington, a Planned Unit Development, as of record in Book 5200, Pages 403 through 406, and as amended in Book 6150, Page 774, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sara Jayne Williams by deed from Vance Boyd, of record as Instrument No. 20050701-0076317, Register's Office for Davidson County, Tennessee.

Sara Jayne Williams subsequently died on February 1, 2019 and devised the subject property to Jane Howland and Anita Smith by Will recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on February 14, 2019 under Docket No. 248.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions for Burlington, of record in Book 5863, Page 796, and as amended in Book 6046, Page 134, said Register's Office; By-Laws of record in Book 5863, Page 815, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been assumed by the Grantees herein.

This is improved property known as 105 Burlington Court, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

