Karen Johnson Davidson County
Batch# 214792 DEEDQC
04/08/2019 09:22:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190408-0031500

THIS INSTRUMENT PREPARED BY:
Robert G. Wheeler, Jr.
The Law Office of Robert G. Wheeler, Jr.
P.O. Box 211
Goodlettsville, TN 37070-0211

EXECUTOR'S QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills To:	Map & Parcel Number
Brian Lance Litchford 505 Mathes Court Goodlettsville, TN 37072	New Owner	018070061.00

James Anderson Litchford , hereinafter referred to as "Decedent", died on January 20, 2019, leaving a Will dated January 31, 2017. The Will was admitted to Probate on March 20, 2019, in the Probate Court for Davidson County, Tennessee, Docket Number 19P-359. The Will named Brian Lance Litchford as Executor. The Executor is duly qualified. All debts of the Decedent have been paid. The Tennessee Inheritance Tax clearance is no longer required by law since the death occurred after 2016, pursuant to T.C.A. 67-8-314. 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 James Anderson Litchford, Brian Lance Litchford, Executor, quitclaims to Brian Lance Litchford, individually, all right, title and interest in the following described real estate in Davidson County, Tennessee:

> LAND in Davidson County, Tennessee, being Lot No. 16 on the Plan of Connell Estates, Section IV, of record in Plat Book 3842, page 239, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> BEING the same property conveyed to James A. Litchford by deed from Lizabeth Coleman and Julia Primrose, as Devisees under the Will of Jerry Lynn Franklin, deceased, dated July 21, 2008 and filed of record in Instrument Number 20080722-0075193, Register's Office for Davidson County, Tennessee. James A. Litchford and James Anderson Litchford being one and the same person.

This is improved property known as 505 Mathes Court, Goodlettsville, TN 37072.

The property description, as contained herein, is the same as that contained in the previous deed of record.

This transfer is by quitclaim and the undersigned makes no warranties about the title.

WITNESS my hand on the day and date acknowledged below.

Estate of James Anderson Litchford

Brian Lance Litchford, Executor

By: Brian Lance Litchford, Executor

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

WITNESS my hand and official seal this the 4th day of April, 2019.

Robert G. Wheeler Jr.

NOTARY PUBLIC

ROBERT G. WHEELER JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires Sept. 25, 2019

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE, the tax being exempt under the provisions of T.C.A. Section 67-4-409(a)(3)(D).

Brian Lance Litchford, Executor

AFFIANT

Sworn to and subscribed before me this the 4th day of April, 2019.

Robert G. Wheeler Jr.

NOTARY PUBLIC

ROBERT G. WHEELER JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Comm. Expires Sept. 25, 2019