Karen Johnson Davidson County
Batch# 217884 DEEDWARR
04/15/2019 11:45:27 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190415-0034185

EXECUTOR'S DEED

ADDRESS NEW OWNER AS FOLLOWS:
Erin Huttlinger
1412 Forest Side Court
Nashville, Tennessee 37221

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
141150C03100CO

THIS INSTRUMENT PREPARED BY:
Stacey Schlitz, Esq.
SchlitzLAW
1507 16th Avenue South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $1.00

Affiant

Subscribed and sworn to before me, this the 11th day of April, 2019.

Notary Public

My Commission Expires: Nov. 3, 2020
(Affix Seal)

STACEY SCHLITZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 3, 2020

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Erin Elizabeth Huttlinger, as executor of the last will and testament of Peter J. Huttlinger,** hereinafter called the Executor, by virtue of the power and authority given in and by said last will and testament does transfer and convey to **Erin E. Huttlinger,** hereinafter called the Grantee, its successors and assigns, all of the decedent's interest **of 50% as a tenancy by the entirety with wife, Erin E. Huttlinger,** in and to a certain tract or parcel of land in Davidson County, State of Tennessee, with the appurtenances, estate, title, and interest which the said decedent had at the time of decedent's death in said premises, which the Executor has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise, described as follows: to-wit:

Land in Davidson County, Tennessee, Being Lot No. 146 on the Plan of Phase 5, Rolling River Estates of record in Book 5800, page 33, Register's Office for said County to which Plan reference is hereby made for a more complete and accurate legal description.

Being all of the same property conveyed to Peter J. Huttlinger and wife, Erin E. Huttlinger as to a 50% interest and to Francis J. Huttlinger as to a 50% interest, as tenants in common, by a Quitclaim Deed of record as Instrument No. 20121004-0090817, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1412 Forest Side Court, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging to Grantee, its successors, heirs, and assigns, forever.

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

Executor covenants that Executor has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid. Executor further covenants and binds itself, its successors, heirs, and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs, and assigns against the lawful claims of all persons, except as set forth above.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and SchlitzLAW shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this 11th day of April, 2019.

Erin E. Huttlinger, Grantee

ACKNOWLEDGEMENT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Erin E. Huttlinger** with whom I am personally acquainted, and who, upon oath, acknowledged that said person(s) executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of April, 2019.

Stacey Schlitz
Notary Public

My commission expires: Nov. 3, 2020

RECORD & RETURN TO:
Stacey Schlitz
SchlitzLAW
1507 16th Avenue South
Nashville, TN 37212



IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **ERIN ELIZABETH HUTTLINGER** DOCKET NO: **16P394**

*It appearing to the Court that **PETER JOHN HUTTLINGER** has died leaving a written Will in which you are appointed **Executor** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **ERIN ELIZABETH HUTTLINGER**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this **March 10th, 2016**.*

RICHARD R. ROOKER, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **ERIN ELIZABETH HUTTLINGER** as **Executor** of the estate of **PETER JOHN HUTTLINGER**, deceased, and I do further certify that **ERIN ELIZABETH HUTTLINGER** is still acting **Executor** of the estate of **PETER JOHN HUTTLINGER** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 10th day of March, 2016.

RICHARD R. ROOKER, Clerk

_____ D.C.