Karen Johnson Davidson County
Batch# 221446 DEEDQC
04/24/2019 11:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190424-0037688

PREPARED BY: *Robert J. Hazard, Esq.* GULLETT SANFORD ROBINSON & MARTIN PLLC 150 THIRD AVENUE SOUTH, STE. 1700 NASHVILLE, TN 37201 615.244.4994	STATE OF TENNESSEE) COUNTY OF Davidson) Actual consideration for this transfer is -$0-. Katherine Mangrum Smith **AFFIANT** Subscribed and sworn to before me on this day, April 15, 2019. Yvonne Scurlock Notary Public My Commission Expires: 7-15-21 YVONNE SCURLOCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

New Owner Address:
Katherine Mangrum Smith and
John Michael Mangrum
444 Kinhawk Dr.
Nashville, TN 37211

Send Tax Bills To:
New Owner

Map-Parcel Number:
106 13 0 025.00

EXECUTOR'S QUITCLAIM DEED

Katherine Mangrum Smith and John Michael Mangrum, Co-Executors of The Estate of Alice V. Mangrum (a/k/a Alice G. Mangrum), deceased (the "Decedent"), who died on December 5, 2018 and whose estate is open and is being administered pursuant to Decedent's Last Will and Testament duly admitted to probate and of record in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 19P-53, for consideration of $10.00, hereby release, remise and quitclaim unto **Katherine Mangrum Smith** and **John Michael Mangrum**, as tenants-in-common, all the right, title and interest of the Decedent's estate in and to a tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

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

<Signature page to follow.>

WITNESS my hand on this day, April 15, 2019.

Katherine Mangrum Smith

Katherine Mangrum Smith, Co-Executor of the Estate of Alice V. Mangrum

John Michael Mangrum, Co-Executor of the Estate of Alice V. Mangrum

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Katherine Mangrum Smith, Co-Executor of the Estate of Alice V. Mangrum**, deceased, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this day, April 15, 2019.

YVONNE SCURLOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 7-5-21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Michael Mangrum, Co-Executor of the Estate of Alice V. Mangrum**, 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, on this day, _____, 2019.

Notary Public

My Commission Expires: _____

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

<Signature page to follow.>

WITNESS my hand on this day, April 18, 2019.

Katherine Mangrum Smith, Co-Executor of the Estate of Alice V. Mangrum

John Michael Mangrum, Co-Executor of the Estate of Alice V. Mangrum

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Katherine Mangrum Smith, Co-Executor of the Estate of Alice V. Mangrum**, deceased, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this day, _____, 2019.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Michael Mangrum, Co-Executor of the Estate of Alice V. Mangrum**, 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, on this day, April 18, 2019.

Notary Public

My Commission Expires: 9-22-19

ELIZABETH TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Being Lot No. 82 on the Plan of Woodycrest, Section One, as of record in Book 1835, page 25, Register's Office for said County.

Said Lot No. 82 fronts 80 feet on the easterly side of Whitney Avenue and runs back between parallel lines 153 feet to a dead line.

Being the same property conveyed to John F. Mangrum and wife, Alice G. Mangrum from Monarch Homes, Inc., a Tennessee corporation by warranty deed of record in Book 1970, page 455, Register's Office for Davidson County, Tennessee. John F. Mangrum having subsequently died on November 18, 2004 and the property vested in Alice G. Mangrum by rights of survivorship.

The legal description above is the same as in the previous deed of record.

This is improved real property commonly known as 2086 Whitney Ave, Nashville, TN 37210.

True Copy Certification

I, Andra J. Hedrick, 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.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Candace M. Parker, a notary public for this county and state, Andra J. Hedrick who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/03/2020

Notary's Seal

CANDACE M. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

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