(1)

Karen Johnson Davidson County
Batch# 223329 DEEDQC
04/29/2019 11:29:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190429-0039152

# QUITCLAIM DEED

JENNIFER GENTRY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9/14/19.

Notary Public

COMMISSION EXPIRES: 6/19/2020
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILL TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| Robert Stokes, Trustee | Robert Stokes, Trustee | 116 08 0 121.00 |
| (Name)<br>3604 Woodmont Ln<br>Nashville, TN 37215 | same | |
| (Address) | | |

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned,**Robert W. Stoke, Executor of the Estate of Mary Luctretia Edwards Stokes, Docket No 18P-19895, In the Probate Court for Davidson County, Tennessee and Sara A. Stokes** hereinafter referred to as Grantor(s), hereby quitclaim to **Robert Stokes, Substitute Trustee of the Mary Luctretia Edwards Stokes Testamentary Family Trust** his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

*Land in Davidson County, Tennessee, being Lot No. 14 of Block C, on the Map of Woodmont Lane Homesites, as of record in Book 1130, page 13, Register's Office for said County.*

*Said Lot No. 14 fronts 85 feet on the northeasterly side of Woodmont Land and runs back 251 feet on the easterly line and 225.7 feet on the westerly line to a dead line, measuring 75.6 feet thereon.*

*Being the same property conveyed to Carl K. Klaus by Warranty Deed from Catherine G. Preston, a widow dated April 19, 1965 and recorded April 20, 1965 in Book 3881, Page 802, in said Register's Office for Davidson County, Tennessee.*

*Being the same property conveyed to Bart W. Stokes and wife, Mary L. Stokes, Joint Tenants with Right of Survivorship by Quitclaim Deed from Bart White Stokes dated August 11, 2000 and recorded September 27, 2000 as Instrument No . 20000927-0095722, in said Register's Office for Davidson County, Tennessee. The said Bart W. Stokes, having died on July 21, 2002 leaving Mary L Stokes as the surviving tenant by entirety,. The said Mary L. Stokes, having died testate on July 3, 2017, naming Robert W. Stokes, executor of the her estate, her last will and testament being probated in , Probate Case No. 18P1895, Davidson County, Tennessee.*

*Sara A. Stokes is signing this Quit Claim Deed to convey any right, title and interest that she may have in subject property.*

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

IN WITNESS WHEREOF, the said Robert W. Stokes, Executor of the Estate of Mary Luctretia Edwards Stokes, Docket No 18P-19895 has hereunto set his/her/their signature, on this, the _____.

Robert W. Stokes

Robert W. Stokes, Executor of the Estate of Mary Luctretia Edwards Stokes

Sara Stokes

Sara A. Stokes

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Robert W. Stokes, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of April, 2019.

_____

Notary Public

My Commission Expires:

COUNTY OF RUTHERFORD ★ BRANDON W. LIPPMAN ★ STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Sara A. Stokes , the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of April, 2019.

_____

Notary Public

My Commission Expires: 10-26-19

COUNTY OF RUTHERFORD ★ BRANDON W. LIPPMAN ★ STATE OF TENNESSEE NOTARY PUBLIC