Karen Johnson Davidson County
Batch# 247339 DEEDQC
06/24/2019 10:57:59 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190624-0060721

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road
Suite 203A
Nashville, Tennessee 37215

No title search was performed in the preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

KCon
Affiant

Subscribed and sworn to before me, this 14 day of June, 2019.

Notary Public

My Commission Expires:

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES SEPTEMBER 7, 2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
D. Hart Weatherford and Elizabeth B. Weatherford 4304 Esteswood Drive Nashville, TN 37215	New Owner	130-04-021.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged **Nancy A. Sain** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey **to D. Hart Weatherford and Elizabeth B. Weatherford, husband and wife,** their heirs and assigns all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 10 on the map of Esteswood Estates, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, April _ 1950, as follows;

Beginning on the Easterly margin of Esteswood Lane, 1225 feet North of the Northerly margin of Trimble Road, being the corner of Lots Nos. 9 and 10; thence with the line between said two lots, Eastwardly 275 feet; thence North 2 deg. 30' East 150 feet to the corner of lots Nos. 10 and 11; thence with the line between said two lots, Westwardly 275 feet to the Easterly margin of Esteswood Lane; thence with same, Southwardly 150 feet to the beginning.

Being the same property conveyed by Warranty Deed from Nancy A. Sain, Executor of the Estate of Nancy True Tanksley, formerly known as Nancy True Freeman to Hart Weatherford, married as recorded on the 3rd day of October, 2016 in Instrument No. 20161003-0103848; Last Will and Testament of Nancy True Tanksley in Docket No. 98442 and Warranty Deed from Walter E.

Stringfellow and wife, Willie H. Stringfellow to Robert S. Freeman and wife, Nancy True Freeman as recorded on the 29th day of June, 1951 in Deed Book 2015, Page 412, in the Register's Office of Davidson County, Tennessee.

Robert S. Freeman having predeceased Nancy True Freeman AKA Nancy True Tanksley and his interest in the subject property having passed to her as the surviving tenant by the entirety.

Being also conveyed by Quitclaim Deed from Hart Weatherford to D. Hart Weatherford and Elizabeth B. Weatherford, husband and wife recorded in Instrument No. 20180502-0041708, in the Register's Office of Davidson County, Tennessee.

Nancy A. Sain having conveyed all interest in subject property as the Executor of the Estate of Nancy True Tanksley in Instrument No. 20161003-0103848. The purpose of this quitclaim deed is for her to convey any individual interest she may have in the subject property as the devisee under the Last Will and Testament of Nancy True Tanksley.

Subject property was not the marital residence of Grantor.

This is improved property known as 4304 Esteswood Drive Nashville, TN 37215.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13 day of June, 2019.

Nancy A. Sain

Nancy A. Sain

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Nancy A. Sain**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13 day of June, 2019.

MARY TRINIDAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Mary Trinidad

Notary Public

Commission expires:
9/6/22