Karen Johnson Davidson County
Batch# 247938 DEEDQC
06/25/2019 09:46:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190625-0061198

EXECUTOR'S QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Angela Cravens 894 Connelly Drive Nashville, TN 37217	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: MAP 107 13 PARCEL 16 2DA-55245

KNOW ALL PERSONS by these presents that **Angela Cravens, Executrix of the Estate of John Samuel Ashworth**, deceased (the "Decedent"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the vesting of title to the real estate passing under the Decedent's Will that was duly admitted to probate as a muniment of title in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 19P470, hereby releases, remises and quitclaims unto:

ANGELA CRAVENS

all right, title and interest of the Decedent and the Decedent's estate in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> Being Lot No. 354 on the Map of Miro Meadows Subdivision, Second Addition, as of record in Book 1424, Page 112, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 354 fronts 100 feet on the easterly margin of Connelly Drive and extends back between parallel lines 20 feet to a dead line in the rear.

Being the same property conveyed to John S. Ashworth by Quitclaim Deed from John A. Bugis and John S. Ashworth, executed on November 8, 1979, recorded in Book 5528, Page 665, Register's Office of Davidson County, Tennessee.

John Samuel Ashworth, aka John S.Ashworth, died testate on June 15, 2018, and devised his entire estate to Angela Cravens by Will duly probated for muniment of title only in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No.: 19P470.

This property is quitclaimed subject to any conditions, restrictions, limitations, reservations, easements, and of record.

This is improved property known as 896 Connelly Drive, Nashville, Tennessee 37217

WITNESS MY HAND this the 19 day of June, 2019.

ANGELA CRAVENS, Executrix

STATE OF Tennessee
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Angela Cravens, Executrix of the Estate of John Samuel Ashworth,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 19 day of June, 2019.

KENNALEE DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

NOTARY PUBLIC
My Commission Expires: 3.8.22

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 19 day of June, 2019.

KENNALEE DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

NOTARY PUBLIC
My Commission Expires: KD
3.8.22