Karen Johnson Davidson County
Batch# 251931 DEEDQC
07/02/2019 02:26:57 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190702-0064661

EXECUTOR'S QUITCLAIM DEED

FROM: **REBECCA STRICKLAND, Executrix**

TO: **LARON STEWART,** Individually

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL NO.**
LaRon Stewart **510 Buchanan Street** **Nashville, TN 37208**	**SAME**	**081-08-0** **247.00**

THIS INSTRUMENT WAS PREPARED BY

Ronald K. Nevin, ATTORNEY
404 James Robertson Parkway
1850 Parkway Towers
Nashville, Tennessee 37219
(615) 244-7708

COUNTY OF ROBERTSON CARMON B. PRESLEY NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Rebecca Strickland
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF July, 2019.

Carmon B Presley
NOTARY PUBLIC

My Commission Expires: 2-28-22

Barbara Ann Cannon died on April 6, 2019. Rebecca Strickland was appointed Executrix of the Estate of Barbara Ann Cannon, May 29, 2019 by the Seventh Circuit Court (Probate Division) of Davidson County, Tennessee, Probate No. 19P822. This property owned by Barbara Ann Cannon, passed under the Last Will and Testament to LaRon Stewart. The Executrix by signing this deed releases any right the Executrix has to recover this property in the event of the subsequent insolvency of this Estate.

In accordance with the laws of Tennessee, Rebecca Strickland, as Executrix of the Estate of Barbara Ann Cannon quitclaims to LaRon Stewart, individually, all right, title and interest in the following described real estate situated in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Bainbridge's Resubdivision of Lots 463, 465, 469, and 471, North Nashville Real estate Company's Plan of Lots as of record in Book 2330, page 43, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northeasterly margin of 6th Avenue North at the common corner of Lots 3 and 4; thence with the line between said lots northeastwardly 57.8 feet to the common rear corners of Lots 4 and 5; thence with the line between Lots 4 and 5 southeastwardly 129.7 feet to the common front corners of Lots 4 and 5 in the northwesterly margin of Buchanan Street; thence with said margin of said street, southwestwardly 30 feet to a concrete monument at the beginning of a curve with a radius of 20.0 feet; thence around said curve northwesterly 31.4 feet to c concrete monument in the northeasterly margin of 6th Avenue North; thence with said margin of said Street, northwestwardly a total of 94.3 feet to the beginning.

Being the same property conveyed to Barbara A. Cannon by Quitclaim Deed from Barbara A. Cannon and Detria Miller, sole heirs of the Estate of Artur L. Cannon, case no. 02P900. Register's Office for Davidson County, Tennessee, Instrument No. 20030821-0121407.

THIS IS THE SAME DESCRIPTION AS IN PREVIOUS DEED OF RECORD.

This is improved property known as 510 Buchanan Street, Nashville, TN 37208.

This transfer is by Quitclaim and I make no warranties as to the title.

Witness my hand this 2 day of July, 2019.

Estate of Barbara Ann Cannon By:

Rebecca Strickland
REBECCA STRICKLAND, Executor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 2nd day of July, 2019, before me personally appeared Rebecca Strickland, to me known or proved to me on the basis of satisfactory evidence to be the person or persons described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and notarial seal.

Cannon B. Presley
NOTARY PUBLIC

My Commission Expires: 2-28-23

