Karen Johnson Davidson County
Batch# 255860 DEEDQC
07/11/2019 02:36:45 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190711-0067830

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: **Patrick Campos et al** **2610 Paddle Wheel Drive** **Nashville, TN 37214**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: **062 02 0A 030.00**

KNOW ALL PERSONS by these presents that **Anthony Campos, Executor of the Estate of Marianne C. Estes**, 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 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 19P170, hereby releases, remises and quitclaims unto:

ANTHONY ANGELO CAMPOS, MARISA SIEGLINDE ELROD, AND

PATRICK CURTIS CAMPOS

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 Unit No. 3B on the Plan of River Trace Estates, Phase 1, Section 1, of record in Plat Book 6250 at Page 996 and 997, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to George I. Estes and wife, Marianne C. Estes, on October 15, 1987 by Warranty Deed of record in Book 7388, Page 112, Register's Office of Davidson County, Tennessee.

George I. Estes having predeceased her, and the property being owned as Tenants by the Entirety, Marianne C. Estes was the sole owner of the property at her death, as set forth in an Affidavit of Heirship executed by Marianne C. Estes, of record in Instrument No. 20141117-0105852, Register's office of Davidson County, Tennessee.

Marianne C. Estes died testate on January 1, 2019, and devised said property to her three children, Anthony Angelo Campos, Marisa Sieglinde Elrod, and Patrick Curtis Campos, by Will duly probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No.: 19P170.

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

This is improved property known as 2610 Paddle Wheel Drive, Nashville, Tennessee 37214

WITNESS MY HAND this the 27 day of June, 2019.

ANTHONY CAMPOS, Executor

STATE OF Tennessee
COUNTY OF Montgomery

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Anthony Campos, Executor of the Estate of Marianne C. Estes,** 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 27 day of June 2019.

NOTARY PUBLIC
My Commission Expires: 12-16-19

JO ANN DUPREE STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

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 27 day of June 2019.

NOTARY PUBLIC
My Commission Expires: 12-16-19

JO ANN DUPREE STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY