THIS INSTRUMENT PREPARED BY:
Robert G. Wheeler, Jr.
The Law Office of Robert G. Wheeler, Jr.
P.O. Box 211
Goodlettsville, TN 37070-0211

Karen Johnson Davidson County
Batch# 266542 DEEDQC
08/05/2019 10:09:03 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20190805-0077180

# EXECUTRIX'S QUITCLAIM DEED

| Address of New Owner(s): | Send Tax Bills To: | Map & Parcel Number |
|---|---|---|
| Barbara Black<br>2154 Lake Rd.<br>Greenbrier, TN 37073 | Same as New Owner | 018 16 0 125.0 |

Joy L. Talley, hereinafter referred to as "Decedent", died on December 23, 2018, leaving a Will dated December 2, 2017. The Will was admitted to Probate on March 27, 2019, in the Probate Court for Davidson County, Tennessee, Docket Number 19P-425. The Will named Barbara Black as Executrix. The Executrix is duly qualified. All debts of the Decedent have been paid. The Tennessee Inheritance Tax clearance is no longer required by law since the death occurred after 2016, pursuant to T.C.A. 67-8-314. 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 provisions of the Will of Joy L. Talley, Barbara Black, Executrix, quitclaims to Barbara Black, individually, all right, title and interest in the following described real estate in Davidson County, Tennessee:

> Situated in the Town of Goodlettsville, Tennessee, located on the north side of Moncrief Avenue, being a portion of Lot No. 12 on the rear and Lots No. 13 and 14 in the Moncrief Subdivision of Goodlettsville, Tennessee.
>
> Said portion of said lots has a frontage of only 100 feet on the north side of Moncrief Avenue. Beginning at a point on the north side of Moncrief Avenue, J. W. White's southwest corner and running west on the north side of Moncrief Avenue 100 feet to a point in the southwest corner of Lot No. 14; thence with the west boundary line of Lot No. 14, North 200 feet to the northwest corner of Lot No. 141; thence 125 feet east with the north boundary line of Lots No. 14 and 13 and a portion of

Lot No. 12; thence south with J.W. White's West boundary line 150 feet more or less, to the beginning.

BEING the same property conveyed to Joy Luster Talley and husband, Hester Talley, by deed from Joyce L. Webb and Shirley L. Hale, of record in Book 3908, page 889, Register's Office for Davidson Coun,ty, Tennessee.

Joy Luster Talley is the same person as Joy L. Talley. Joy Luster Talley and Hester Talley were divorced on October 5, 1972, and pursuant to the Final Decree in the case of ***Joy Luster Talley v. Hester R. Talley,*** Docket No. 65494, Fourth Circuit Court for Davidson County, Tennessee, a certified copy of which is attached hereto as Exhibit "A", Hester R. Talley a/k/a Hester Talley conveyed all of his right, title and interest in the above described property to Joy Luster Talley.

The mailing address for the said property is 305 Moncrief Avenue, Goodlettsville, TN 37072.

The legal description hereinabove is the same as that in the previous deed of record.

This transfer is by quitclaim and the undersigned makes no warranties about the title.

WITNESS my hand on the day and date acknowledged below.

ESTATE OF JOY A. TALLEY

Barbara Black, Executrix

By: Barbara Black, Executrix

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara Black, Executrix, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 29th day of July, 2019.

ROBERT G. WHEELER JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Comm. Expires Sept. 25, 2019

Robert G. Wheeler, Jr.

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE, the tax being exempt under the provisions of T.C.A. Section 67-4-409(a)(3)(D).

Barbara Klark, Executrix
AFFIANT

Sworn to and subscribed before me this the 29th day of July, 2019.

ROBERT G. WHEELER JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires Sept 25, 2019

Robert G. Wheeler, Jr.
NOTARY PUBLIC

EXHIBIT "A"

| | | |
|---|---|---|
| JOY LUSTER TALLEY | ] | IN THE FOURTH CIRCUIT COURT |
| | ] | |
| -vs- | ] | OF |
| | ] | DAVIDSON COUNTY, TENNESSEE |
| | ] | |
| HESTER R. TALLEY | ] | NO. 65494 |

FINAL DECREE

This cause came on to be heard on the 3rd day of October, 1972, before the Honorable Benson Trimble, Judge, upon the petition for absolute divorce filed by complainant, answer filed by the defendant, subsequent agreement of the parties to allow this matter to be tried as a non-contested divorce, submission to the Court of property settlement agreement, testimony of complainant and her two witnesses, statement of counsel in open court and from the entire record in this cause. From all of which the Court finds that the defendant has been guilty of such cruel and inhuman treatment or conduct toward the complainant as renders further cohabitation unsafe and improper for her to remain under his dominion and control. It is therefore

ORDERED, ADJUDGED AND DECREED that the bonds of matrimony heretofore subsisting between the parties be and the same are hereby forever and perpetually dissolved and the complainant is granted an absolute divorce from the defendant and restored to all the rights and privileges of an unmarried person.

It is further ORDERED, ADJUDGED AND DECREED by the Court that the property settlement agreement heretofore submitted to the court is approved in all respects and made a part of this decree by copying same herein, as follows:

"The parties do agree as follows:

(1) That all right, title and interest which the Husband has in and to the real property of the parties located at 305 Moncrief Avenue, Nashville, Davidson County, Tennessee, shall be divested out of him and vested solely in Wife.

(2) Husband shall be awarded the exclusive ownership of the following list of personal property:

| | |
|---|---|
| Kingsize Bed | Antique Dresser |
| Chest of Drawers | Dinette and 4 Chairs |
| Bar and 4 Stools | Gun Case and all guns |
| Large Beige Couch | Color T.V. & T.V. Table |
| One Set Silverware | One Set Glasses |
| One Set Teflon Plans | One Set Cups & Saucers |
| One Set Salad Bowls | Coffee Pot |
| Towels, Linens, Etc. | One Set Patio Furniture |
| Bar-B-Que Grill | Clothing and Personal Goods |
| Clock | |

All other personal property not hereinbefore mentioned, shall be awarded to Wife.

(3) Wife agrees to waive any claims, past, present or future, for alimony, other than stated in this agreement, and acknowledges the real property as full settlement of any and all claims to alimony that she may have.

(4) Husband agrees to pay to J. W. Rutherford, Attorney, the pendente lite fee heretofore ordered by the Court in the amount of $100.00. Any additional fees charged by Wife's solicitor of record will be paid by Wife."

The costs of this cause are taxed against the defendant, for all of which execution may issue, if necessary.

JUDGE

10-5-72

APPROVED:

Attorney for Complainant

Attorney for Defendant

Certificate of Service

The undersigned hereby certifies that a true copy of this pleading has been served upon counsel for all parties at interest in this cause by delivering a true copy of said pleadings to the offices of said counsel or placing a true copy of said pleading in the United States mail addressed to said counsel.

This the ___ day of _____ 19___.

# STATE OF TENNESSEE

*I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the FINAL DECREE heretofore filed in the Circuit Court for Davidson County, Tennessee, on the 05 day of OCTOBER, 1972, in Docket Number 65494 between TALLEY, JOY L, Plaintiff, and TALLEY, HESTER R, Defendant, as same remains of record in the Minutes of said Court.*

*IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 05 day of JULY in the year two thousand nineteen and in the 243 year of American Independence.*

*RICHARD R. ROOKER, Clerk,*

*By:* _____
*Deputy Clerk*

[SEAL]