THIS INSTRUMENT WAS PREPARED BY:
Jonathan Williams, Attorney
LARRY R. WILLIAMS, PLLC
315 Deaderick Street, Suite 1510
Post Office Box 190632
Nashville, Tennessee 37219-0632
615-256-8880

Karen Johnson Davidson County
Batch# 275604 DEEDQC
08/23/2019 08:45:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190823-0084831

EXECUTOR'S QUITCLAIM DEED

New Owner:	Send Tax Bills To:	Parcel Number:
Cynthia Keeton Monarez 5305 Brentview Hills Court Nashville, Tennessee 37220	Owner	160003013100

KNOW ALL PERSONS BY THESE PRESENTS, that CYNTHIA MONAREZ, the duly-appointed Executrix, of THE ESTATE OF MAE FRANCES KEETON, deceased (the "decedent"), which estate is administered in the Circuit Court for Davidson County, Tennessee, Probate Division, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to Article V of the decedent's Will, which was duly admitted to Probate in Davidson County, Tennessee, Circuit Court Clerk's Office for said County, hereby releases, remises and forever quitclaims unto CYNTHIA KEETON MONAREZ, her heirs and assigns, all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 14 on the Plan of Section V, Brentview Hills, as of record in Book 3842, page 260, Register's Office for said County.

SAID lot fronts 131.06 feet on the west side of Brentview Hills Court, as measured partly along a curve and extends back 203.79 feet on the south line and 196.33 feet on the north line, to a broken line in the rear and measures 108.60 feet thereon.

BEING the same property conveyed to James W. Keeton and wife Mae Frances Keeton by Warranty Deed, as of record in Book 4327, page 373, Register's Office for said County. The said James W. Keeton having since died on November 19, 2017 and having predeceased Mae Frances Keeton, the property vested in Mae Frances Keeton taking fee simple title as surviving tenant by the entirety. The said Mae Frances Keeton having since died on February 16, 2019. The Law Will and Testament of Mae Frances Keeton was duly admitted to probate in the Probate Court for Davidson County, Tennessee, Case Number 19P406 and Cynthia Monarez having was duly appointed Executrix of the Estate of Mae Frances Keeton, deceased.

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

This is improved property known as 5305 Brentview Hills Court, Nashville, Tennessee 37220.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 20th day of August 2019.

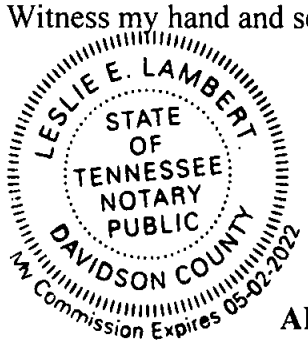
Cynthia Monarez

CYNTHIA MONAREZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and seal at office on this the 20th day of August 2019.



Leslie E. Lambert
Notary Public

My Commission Expires: 5/2/22

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Zero ($0.00) Dollars.

Cynthia Monarez
AFFIANT

Sworn to and subscribed before me, this 20th day of August 2019.



Leslie E. Lambert
Notary Public

My Commission Expires: 5/2/22