Karen Johnson Davidson County
Batch# 282227 DEEDQC
09/06/2019 03:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190906-0090295

PREPARED BY:

Andrew J. Bellm, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, September 4, 2019.

Notary Public

My Commission Expires: 3/03/2020

CANDACE M. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

New Owner Address:
Pearl Madden
1124 Greenfield Avenue
Nashville, TN 37216

Send Tax Bills To:
New Owner

Map-Parcel Number:
072 03 0 280.00

EXECUTOR'S QUITCLAIM DEED

Troy Villager, Executor of The Estate of Nancy J. Lucas, deceased (the "Decedent"), who died on January 17, 2019 and whose estate is open and is being administered pursuant to Decedent's Last Will and Testament duly admitted to probate and of record in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 19P-558, for consideration of $10.00, hereby releases, remises and quitclaims unto **Pearl Madden**, all the right, title and interest of the Decedent's estate in and to a tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

<Signature page to follow.>

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WITNESS my hand on this day, September 4, 2019.

Troy Villager, Executor of The Estate of Nancy J. Lucas

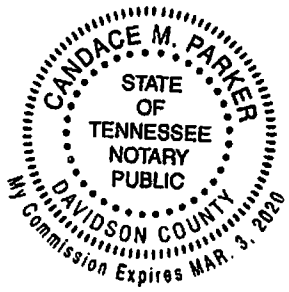
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Troy Villager, Executor of The Estate of Nancy J. Lucas**, deceased, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this day, September 4, 2019.

Notary Public

My Commission Expires: 3/03/2020



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EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Inglewood Place as of record in Book 332, page 101, Register's Office for said County, to which reference is hereby made for a more particular description of said property. Said plat was incorrectly referred to as Inglewood Lots in the deed of record in Book 866, page 440, said Register's Office.

Being the same property conveyed to Nancy J. Lucas from Andra J. Hedrick, Trustee and to Andra J. Hedrick, Trustee from Nancy J. Lucas by quitclaim deed of record in Instrument No. 20150622-0059461, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit of record in Instrument No. 20150728-0074068, Register's Office for Davidson County, Tennessee. Nancy J. Lucas having subsequently died on January 17, 2019 and the property is conveyed to Pearl Madden, as devisee under the Last Will and Testament of Nancy J. Lucas, which is duly probated in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 19P-558.

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

This is improved property commonly known as 1124 Greenfield Avenue, Nashville, TN 37216.

True Copy Certification

I, Andrew J. Bellm, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Candace M. Parker, a notary public for this county and state, Andrew J. Bellm who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/03/2020

Notary's Seal

CANDACE M. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

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