This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 301968 DEEDQC
10/17/2019 08:39:58 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20191017-0106305

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NOS: |
|---|---|---|
| Donigan, LLC<br>c/o Delores Donigan<br>1631 Emerald Drive<br>Nashville, TN 37218 | Same | 09208010900<br>09208010800 |

I, **DELORES DONIGAN** do hereby quitclaim and by these presents does transfer and convey all of my right, title and interest unto **DONIGAN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** in and to the following tracts of land in Davidson County, Tennessee described as follows:

**SEE ATTACHED EXHIBIT "A"**

These properties were never the marital residence of the grantor herein named.

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

These properties are known as: 511 Fisk Street, Nashville, TN 37203
513 Fisk Street, Nashville, TN 37203

IN WITNESS WHEREOF, I have hereunto set my hand on this the 15 day of October, 2019.

Delores Donigan
DELORES DONIGAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned notary public, Delores Donigan with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 15th day of October, 2019.

Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Delores Donigan
Affiant

Subscribed and sworn to before me, this the 15th day of October, 2019.

Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

## EXHIBIT "A"

**Tract 1: 511 Fisk Street, Nashville, TN 37203**

Land in Davidson County, Tennessee, described as follows:

Being certain property in Davidson County, Tennessee, located at 511 Fisk street, being 29 X 150, Field book No. 3W 9560, Map 92-8, Parcel 109, of record in the Tax Assessor's Office of Davidson County, Tennessee.

Being the same property conveyed to Carlyle Hall and wife, Lena Mai Hall by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, of record in Book 9952, Page 134, Register's Office for Davidson County, Tennessee. The said Carlyle Hall having since died on March 26, 1995 leaving Lena Mai Hall of the sole surviving tenant by the entirety. The said Lena Mai Hall having since died on February 28, 2013. Delores B. Donigan is beneficiary of Lena Mai Hall's real property pursuant to Affidavit of Heirship of record in Instrument No. 20131113-0117011 and Lena Mai Hall's Last Will and Testament Attached hereto as Exhibit "B".

Map and Parcel No. 09208010900

**Tract 2: 513 Fisk Street, Nashville, TN 37203**

Land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 35 on the Plan of John R. Hudson's Addition, as recorded in book 21, page 136, Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 35 fronts 29 feet on the westerly side of Fisk, formerly Hudson Street and runs back between parallel lines with the southerly margin of an alley, 150 feet to an alley in the rear.

Being the same property conveyed from Evelyn Bridges and husband, W.L. Bridges by Warranty Deed to C.A. Hall and wife, Lena Mai Hall, dated August 25, 1955 of record in Book 2447, Page 485, Register's Office for said County. The said Carlyle Hall having since died on March 26, 1995 leaving Lena Mai Hall of the sole surviving tenant by the entirety. The said Lena Mai Hall having since died on February 28, 2013. Delores B. Donigan is the sole beneficiary of Lena Mai Hall's real property pursuant to Affidavit of Heirship of record in Instrument No. 20130523-0052048 and Lena Mai Hall's Last Will and Testament Attached hereto as Exhibit "B".

# Last Will and Testament

I, **LENA MAI HALL,** a citizen and resident of Nashville, Davidson County, Tennessee, being of sound and disposing mind and memory, and not acting under duress or undue influence, do hereby make, publish and declare this to be my Last Will and Testament, revoking any and all other Wills and Codicils heretofore made by me.

ONE: I direct that all my just debts, including my funeral expenses, the cost of the administration of my estate, the expenses of my last illness, if any, and any and all necessary inheritance taxes, be paid out of the first funds coming into the hands of my Executrix herein below named. It is my intent and desire and I therefore direct that every specific gift and bequest made in this Will be paid in full and that all inheritance or estate taxes due and payable by reason of my death shall be paid out of and be charged generally against the principal of my residuary estate without reimbursement from any person.

TWO: I give, devise and bequeath my real property located at 513 Fisk Street, Nashville, Tennessee, and at 1631 Emerald Drive, Nashville, Tennessee, to my daughter, **DELORES D. DONIGAN.** This real property is more particularly described as follows:

513 Fisk Street, Nashville, Tennessee

(2) (b) Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 35 on the Plan of John R. Hudson's Addition, as recorded in book 21, page 136, Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 35 fronts 29 feet on the westerly side of Fisk, formerly Hudson Street and runs back between parallel lines with the southerly margin of an alley, 150 feet to an alley in the rear.

BEING the same property conveyed to C.A. Hall and wife, Lena Mai Hall by deed from Evelyn Bridges and W.L. Bridges dated August 25, 1955 of record in book _____, page _____, in the Register's Office for Davidson County. This being improved property at 513 Fisk Street, Nashville, TN.

EXHIBIT B

Lena Mai Hall

(2) (c) TRACT 1.
Land in the 13th, formerly the 21st, Civil District of Davidson County, Tennessee, Being parts of Lots No. 4 and 5 on the unrecorded plan of the Division into Lots of the Mosco W. Brown Farm, described partly according to a survey made by George W. Watkins, Surveyor, October 19, 1947, and revised January 27, 1950, as follows:

Beginning at a point, north 46 degrees 14 minutes west 22 feet from the northwest corner of the 5.77 acre tract conveyed to Thomas Beron Hardison and wife, by deed from Willie Sisco and wife, of record in Book 1815, page 527, Register's Office for said County, said point being on the north westerly margin of Emerald Drive; thence with said Drive, north 43 degrees 45 minutes east 200 feet; thence Leaving said Rive, north 46 degrees 15 minutes west 100 feet; thence south 43 degrees 45 minutes west 200 feet to the northeasterly line of Tract No. 4 on said Plan; thence with said line, south 46 degrees 15 minutes east 100 feet to the beginning.

BEING the same property conveyed to C.A. Hall and wife Lena Mai Hall, by deed from T.A. Clark and Dainey E. Batson, Jr., of record in Book 2646, pages 63 and 64, said Register's Office for Davidson County, Tennessee;

TRACT 2.
Land in Davidson County, Tennessee, being the southwesterly 200 feet of the northwesterly 78 feet of Lot No. 5 and the southwesterly 200 feet of the southeasterly 22 feet of Lot No. 6 on the Plan of Mosco W. Brown Farm in the 13th, formerly the 21st, Civil District of Davidson County, Tennessee, being further described according to a survey made by T.R. Sanford, dated December 31, 1956, as follows:

Beginning at an iron pin in the southwest corner of the property conveyed to Katherine C. Dandridge by deed from A.P. Johnson, Sr. and wife Sadie Ruth Calloway Johnson, of record in Book 2339, page 129, said Register's Office, said point being 22 feet west of the common rear corners of Lots 5 and 6 on said plan; thence along the rear line of the property conveyed to Katherine C. Dandridge by said deed, south 46 degrees 15 minutes east 100 feet to a point 22 feet west of the common rear corners of Lots 4 and 5 on said plan; thence 43 degrees 45 minutes east 200 to a point; thence north 46 degrees 15 minutes west 200 feet to an iron pin; thence south 43 degrees 45 minutes west 200 feet to the point of beginning.

BEING the same property conveyed to C.A. Hall and wife, Lena Mai Hall, by Deed from T.A. Clark and Dainey E. Batson, Jr., of record in Book 2646, page 63 and 64, Register's Office for Davidson County, Tennessee.

THREE: I specifically give and bequest my 2002 Toyota Camry, to my daughter, **DELORES D. DONIGAN.**

FOUR: I specifically give and bequeath my Van Campen Investment Account to my son, **ROBERT LONDON.**

FIVE: I leave the rest of my property, whether real, personal, or mixed, to my daughter, **DELORES D. DONIGAN.**

SIX: I nom... designate, and appoint DELORES D. DONIGAN, as Executrix of this my Last Will and Testament and it is my further desire that she be allowed to serve as such without the necessity of executing a bond.

SEVEN: If my Executrix should require legal assistance in the administration of my Estate, it is my desire that she contact Herman O. Loewenstein and William A. Vernich, Attorneys, they having assisted me in the writing of this Will, and know my will and desires.

IN WITNESS WHEREOF I have hereunto set my hand and subscribed my name to this, my Last Will and Testament, containing four (4) pages, on this the 2nd day of May, 2005.

Lena mai Hall
**LENA MAI HALL, TESTATRIX**

**ATTESTATION CLAUSE**

Signed by the said **LENA MAI HALL,** as and for her Last Will and Testament, in the presence of us, the undersigned who, at her request, and in her sight and presence, and in the presence of each other, have subscribed our names as attesting witnesses to this instrument on the day and date above written.

William Vernich
NAME

1895 Virginia Road
ADDRESS

Greenbrier TN 37073
CITY, STATE, ZIP

Wm. A. Vernich
NAME

1895 Hwy 41
ADDRESS

Greenbrier, TN 37073
CITY, STATE, ZIP

Lena mai Hall

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

RE: **LENA MAI HALL**

The undersigned, who is a witness to the Last Will and Testament of the above Testatrix, to which this affidavit is attached, being duly sworn according to law, makes oath as follows:

(1) That I am an adult citizen and resident of the State of Tennessee, and that I witnessed a Will executed by **LENA MAI HALL** on the 2nd day of May, 2005 in Nashville, Davidson County, Tennessee.

(2) That the Testatrix declared the instrument to be her Last Will and Testament and requested that I be a witness thereto. That the Testatrix signed the said Will in my presence, and that I, in her presence and in the sight and presence of the other witnesses, signed said Will as witnesses on the date and at the place indicated above.

(3) That at the time of the execution of said Will, each of us was of the opinion that the Testatrix was of sound mind and was over eighteen (18) years of age.

(4) That this affidavit is executed on this the 2nd day of May, 2005, in accordance with Tennessee Code Annotated, Section 32-2-110.

WITNESS

WITNESS

SWORN to and subscribed before me on this 2nd day of May, 2005.

NOTARY PUBLIC

LAURA J. MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

My Commission Expires: 3-21-09

Lena Mai Hall