Karen Johnson Davidson County
Batch# 305263 DEEDQC
10/23/2019 03:48:21 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20191023-0108852

This instrument was prepared by:

Laura Tek
Attorney-at-Law
P.O. Box 280987
Nashville, TN 37228-0987
615-851-2100

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is NONE. (Further, this transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D)).

Kelly Ziemann

Kelly Ziemann, individually

Subscribed and sworn to before me on this 9 day of OCTOBER

NOTARY PUBLIC
My commission expires: _____

LAURA TEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

Address New Owner:	Send Tax Bills To:	Map-Parcel numbers:
Kelly Ziemann 4057 Farmingham Woods Drive Hermitage, TN 37076-4405	Same	087 05 0A 126.00

EXECUTOR'S QUITCLAIM DEED

Nona Merle Ziemann died on 03/18/2017 leaving a Last Will & Testament dated 12/11/2014. The Will was admitted to probate on 03/21/2018 in the Seventh Circuit Court for Davidson County, Tennessee, Docket number 19P-231. The Will named **Kelly Ziemann**, the decedent's son, as the Executor. The Will also devises the decedent's realty in Davidson County, Tennessee, to **Kelly Ziemann**. The Executor is duly qualified. The Executor, by signing this Deed, releases any right he has to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the provisions of the Will of **Nona Merle Ziemann**, **Kelly Ziemann**, Executor, quitclaims to **Kelly Ziemann**, individually, all right, title and interest in and to the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 154 on the Plan of Farmingham Woods, Phase III, of record in Plat Book 7900, Page 554, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to **Nona Merle Ziemann,** an unmarried woman, by Warranty Deed from Peggy Pasquini as sole heir of the Estate of Thomas M. Maloney and Peggy Pasquini as Administrator of the Estate of Thomas M. Maloney, of record at

instrument 20100302-0015998, Register's Office for Davidson County, Tennessee. The said **Nona Merle Ziemann** having since died.

This is improved real property known as 4057 Farmingham Woods Drive, Hermitage, TN 37076-4405.

This transfer is by quitclaim and I make no warranties about the title.

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

WITNESS my hand this 9 day of ~~September~~ OCTOBER 2019.

Estate of **Nona Merle Ziemann**

By: _____
Kelly Ziemann, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Kelly Ziemann**, with whom I am personally acquainted and who, after being first duly sworn, acknowledged to me that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Davidson County, Tennessee, this 9 day of OCTOBER, 2019.

_____
NOTARY PUBLIC

LAURA TEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

My commission expires: 11-8-21

* * *