THIS INSTRUMENT PREPARED BY:

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Karen Johnson Davidson County
Batch# 305864 DEEDQC
10/24/2019 02:05:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20191024-0109219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Kimberly C. Crafton
AFFIANT

Subscribed and sworn to before me this 24th day of October, 2019.

Lindsay Hamada
Notary Public

My Commission Expires:

LINDSAY HAMADA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09.07.2020

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Address of New Owner(s):	Send Tax Bills To:	Tax Map and Parcel Nos.:
Kimberly C. Crafton, Trustee 4423 Iroquois Avenue Nashville, Tennessee 37205	-SAME-	117 14 0 037.00 117 14 0 038.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Kimberly C. Crafton, Executor of the Estate of James A. Crafton, deceased** (the "decedent"), who died on February 15, 2019, in connection with the distribution of the estate of the decedent pursuant to the decedent's Will that was duly admitted to probate in Davidson County, Tennessee, on March 28, 2019, and recorded under Docket No. 19P-509 in the Seventh Circuit Court Clerk's Office (Probate Division) for said county, hereby releases, remises and quitclaims unto **Kimberly C. Crafton, Trustee of the Kimberly C. Crafton Living Trust dated February 15, 2019**, all of the right, title and interest

of the decedent and the decedent's estate in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS my hand this 24th day of October, 2019.

ESTATE OF JAMES A. CRAFTON

By: _____
Kimberly C. Crafton, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kimberly C. Crafton, Executor of the Estate of James A. Crafton, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of October, 2019.

_____ My Commission Expires: _____
Notary Public

LINDSAY HAMADA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020

EXHIBIT A

Legal Descriptions

(James A. Crafton died on February 15, 2019.)

117 14 0 037.00 – 3829 Cleghorn Avenue, Nashville, Tennessee 37215

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 30 and the northerly 25 feet of Lot No. 29 of Block "C" on the Plan of Hillsboro View Subdivision, of record in Book 974, pages 64 and 65, Register's Office for Davidson County, Tennessee.

Said part of said lots adjoin and front together 75 feet on the westerly side of Cleghorn Avenue and run back between parallel lines, 186 feet to a dead line.

Being the same property conveyed to James A. Crafton by deed from Kimberly Crafton, of record as Instrument No. 20090923-0088532, Register's Office for Davidson County, Tennessee.

This is improved property known as 3829 Cleghorn Avenue, Nashville, Tennessee 37215.

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117 14 0 038.00 – 3827 Cleghorn Avenue, Nashville, Tennessee 37215

Land in Davidson County, Tennessee, being the northerly one-half of Lot 30 and the southerly 25 feet of Lot 31 of Block "C" on the Plan of Hillsboro Views Development Company's Subdivision, as of record in Book 974, pages 64 and 65, Register's Office for Davidson County, Tennessee, described as follows:

Said parts of Lot Nos. 30 and 31front75 feet on the westerly side of Cleghorn Avenue, and run back between parallel lines, 186 feet to a dead line.

Being the same property conveyed to James A. Crafton by deed from Viking Properties, LLC, a Tennessee limited liability company, of record as Instrument No. 20041021-0126902, Register's Office for Davidson, Tennessee.

Permitted Encumbrances

1. Current year's State and County taxes, which have been assumed by the Grantee.
2. All matters appearing on the Plan of record in Book 974, pages 64 and 65, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County, Tennessee, for sanitary sewers and/or storm drainage, of record in Book 5125, page 974, Register's Office for Davidson County, Tennessee.

This is improved property known as 3827 Cleghorn Avenue, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

