Karen Johnson Davidson County
Batch# 318615 DEEDQC
11/22/2019 02:27:59 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191122-0121061

This Instrument Prepared By:
Patricia A. McDade, Attorney
227 Bridge Street
Franklin, Tennessee 37064
(615) 791-0058

Name and Address of New Owner(s):
Nancy Sue Caldwell
1011 Murfreesboro Road, #H-5
Franklin, TN 37064

Map-Parcel Numbers:
5D-9878
Map 133-13
Par. 20

Send Tax Statements To:
Owner

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENTATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANYTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

EXECUTOR QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Nancy Sue Caldwell, Personal Representative of the Estate of Larry W. Emberton, deceased, for and in consideration of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of Larry W. Emberton, the decedent's Will having been duly admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee under Docket No. 19P821, do hereby convey, remise, release and forever quitclaim unto NANCY SUE CALDWELL, individually, her heirs and assigns, all right, title and interest in her capacity as Personal Representative, but not further or otherwise, in that certain tract of land located in Davidson County, Tennessee, being more fully described as follows:

LAND in Davidson County, Tennessee, being Lot No. 17 on the plan of

Windsor Park, of record in Book 3600, page 64, Register's Office for said County.

SAID Lot No. 17 fronts 66.7 feet on the westerly margin of Benita Drive and extends back 181.0 feet on the southerly line and 162.43 feet on the northerly line to a dead line in the rear, measuring 84.98 feet thereon.

BEING the same property conveyed to Larry W. Emberton and wife, Margie S. Emberton by Warranty Deed of Warren K. Barfield and wife, Ethelene Barfied of record in Book 4741, page 882, Register's Office for Davidson County, Tennessee. Margie S. Emberton died on March 18, 2013 and title to the herein described property therefore vested in her husband/widower, Larry W. Emberton, as the surviving tenant by the entirety. Larry W. Emberton died on April 2, 2019 and his estate was duly probated in the Seventh Circuit Court for Davidson County, Tennessee under Docket No. 19P821. Pursuant to the terms of Larry W. Emberton's Last Will and Testament said property vested in Nancy Sue Caldwell.

Restrictive covenants of record in Book 3251, page 18, Book 3816, page 784, and Book 3792, page 445, and easements as shown on the Plan of record in Book 3600, page 64, Register's Office for Davidson County, Tennessee.

This is improved property known as 425 Benita Drive, Nashville, Tennessee 37211.

Said property is conveyed subject to such limitation and restrictions and encumbrances as may effect the premises which may be of record or otherwise.

WITNESS MY HAND, this 21st day of November, 2019.

Nancy Sue Caldwell

Nancy Sue Caldwell, Personal Representative
of Estate of Larry W. Emberton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public in and

for said County and State, the within named Nancy Sue Caldwell, Personal Representative of the Estate of Larry W. Emberton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Franklin, Tennessee, this the 21st day of November, 2019.

(Seal)

NOTARY PUBLIC
My Commission Expires: 6/26/2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

This transaction is exempt from conveyance tax pursuant to T.C.A. 67-4-409(3)(D).

Nancy Sue Caldwell, Personal Representative of the Estate of Larry W. Emberton

SWORN TO AND SUBSCRIBED BEFORE ME this the 21st day of November, 2019.

(Seal)

NOTARY PUBLIC
My Commission Expires: 6/26/2022