Karen Johnson Davidson County
Batch# 318641 DEEDQC
11/22/2019 03:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191122-0121093

Prepared by: Lauren W. Safley, Attorney at Law, BATSON NOLAN PLC, 121 South Third Street, Clarksville, Tennessee 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous deed of record.

PATRICIA ANN GORDON KITCHENS
EXECUTOR OF THE ESTATE OF
LEON GORDON

TO: QUITCLAIM DEED

PATRICIA ANN GORDON KITCHENS

THIS QUITCLAIM DEED OF REALTY, executed as of the 15 day of November, 2019, by Grantor, **PATRICIA ANN GORDON KITCHENS, EXECUTOR OF THE ESTATE OF LEON GORDON**, to Grantee, **PATRICIA ANN GORDON KITCHENS, INDIVIDUALLY,**

WITNESSETH:

That Grantor, as Executor, does hereby quitclaim and convey unto Grantee, to have and to hold to her, and to her heirs and assigns, certain realty situated in Davidson County, Tennessee, being bounded and described as follows:

Being Lot No. 745 on the Plan of Caldwell Hall, Section XI, as of record in Book 3300, page 54.

Said Lot No. 745 fronts 79.9 feet on the easterly side of Timberhill Drive and runs back 201.2 feet on the north line and 227.85 feet on the south line, to a dead line in the rear on which it measures 88.47 feet.

Being the same property conveyed to Leon Gordon and wife, Martha Ann Gordon from Wilbur H. Cate, Jr., and wife, Gail M. Cate, in Record Book 4266, page 778 dated September 6, 1968 and recorded September 9, 1968, in the Register's Office for Davidson County, Tennessee.

The said Leon Gordon died testate on May 27, 2019, and his Last Will and Testament was filed June 19, 2019, in the Chancery Court for Montgomery County in the State of Tennessee at Clarksville, Probate Division, Estate No. MC-CH-CV-PB-19-181; wherein Patricia Ann Gordon Kitchens was appointed Executor. Furthermore, pursuant Item Four, Residuary Devise, of the Last Will and Testament, the said Patricia Ann Gordon Kitchens was devised the above described realty.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed of realty as of the date written first herein.

ESTATE OF LEON GORDON

Patricia Ann Gordon Kitchens

PATRICIA ANN GORDON KITCHENS,
EXECUTOR
GRANTOR

STATE OF TENNESSEE)
)
COUNTY OF ~~MONTGOMERY~~ Williamson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **PATRICIA ANN GORDON KITCHENS**, Executor of the Estate of Leon Gordon, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, as Executor, executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 15 day of November, 2019.

JESSICA L. WOESSNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Jessica R Waessner
Notary Public

My Commission Expires: 8/16/2022

Property Owners Name And Mailing Address:

Patricia Ann Gordon Kitchens
4758 Timber Hill Drive
Nashville, TN 37211

Person or Entity Responsible for Payment of Property Taxes:

SAME / OWNER

Property Address:

4758 Timber Hill Drive
Nashville, TN 37211

Map and Parcel No.:

146 04 0 095.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(D) as a deed executed by an Executor/Executrix/Administrator to implement a testamentary devise.

True Copy Certification

I, Matthew J. Ellis, 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.

Matthew J. Ellis
Signature

State of Tennessee

County of Montgomery

Personally appeared before me, Martha J. Ogle, a notary public for this county and state, Matthew J. Ellis, 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: 5-10-2021
Notary Seal

MARTHA J. OGLE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY