Karen Johnson Davidson County
Batch# 332403 DEEDQC
12/19/2019 10:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191219-0131030

**THIS INSTRUMENT PREPARED BY:**

**JEFFREY MOBLEY**
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
jeff@howardmobley.com

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

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

**AFFIANT**

**Subscribed and sworn to before me this 19th day of December, 2019.**

**Notary Public**

**My Commission Expires:**

JOANNE HUNT
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires SEPT. 7, 2021

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

| Address of New Owner: | Send Tax Bills To: | Tax Map and Parcel No.: |
|---|---|---|
| Mark M. Heldman, Trustee<br>1005 Watkins Creek Drive<br>Franklin, TN 37067 | -SAME- | 11914021000 |

## EXECUTOR'S QUITCLAIM DEED

**KNOW ALL PERSONS** by these presents that Mark M. Heldman, Executor of the Estate of Eugene John Heldman, deceased (the "decedent"), who died on August 10, 2018, in connection with the distribution of the estate of the decedent pursuant to the decedent's Last Will and Testament that was duly admitted to probate in Davidson County, Tennessee, on October 11, 2018,

and recorded under Docket No. 18P-1682 in the Seventh Circuit Court Clerk's Office (Probate Division) for said county, hereby releases, remises and quitclaims unto Mark M. Heldman, Trustee of the Heldman Family Trust, 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 19 day of December, 2019.

Mark M Heldman - Exec

**Mark M. Heldman, Executor**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark M. Heldman, Executor, 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 19th day of December, 2019.

Julia C. Hunt
Notary Public

My Commission Expires:

JULIA C. HUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

## EXHIBIT A

## Legal Description

Land in Davidson County, Tennessee, being Lot No. 35 on the Map of Tuggle Heights Subdivision as of record in Book 1130, page 90, Register's Office for said County.

Said Lot No. 35 fronts 60 feet on the easterly side of Wingate Avenue and runs back between parallel lines, 157.5 feet to a dead line.

Being the same property conveyed to Eugene John Heldman and wife, Mary Sue Heldman, by deed from Wayne King, Administrator, CTA for the Estate of Helen Alberta Wilkerson, deceased, of record as Instrument No. 20110524-0039779, Register's Office for Davidson County, Tennessee.

Mary Sue Heldman predeceased Eugene John Heldman on May 4, 2016.

Eugene John Heldman subsequently died on August 10, 2018 and devised the subject property to the Heldman Family Trust by Last Will and Testament recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on October 11, 2018 under Docket No. 1682.

This is improved property known as 2926 Wingate Avenue, Nashville, Tennessee 37211.

## 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)

