Karen Johnson Davidson County
Batch# 338496 DEEDQC
01/03/2020 03:25:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200103-0000920

This Instrument Prepared By:
Bass, Berry & Sims (DHM)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Name & Address of New Owner(s)	Send Tax Bills To:	Map & Parcel Number(s)
Dwayne H. Tucker 9223 Smyrna Road Brentwood, TN 37027	Same	058 14 0 064.00 Davidson County

EXECUTOR'S QUITCLAIM DEED

WHEREAS, Julia Pearl Pillow Tucker ("Decedent") acquired an interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee, and more particularly described on Exhibit A hereto (the "Property");

WHEREAS, Decedent died testate on February 6, 2017, leaving a validly executed last will and testament dated March 22, 2016 (the "Will"), which has been probated and is properly recorded on Docket Number 17P532, Probate Court for Davidson County, Tennessee;

WHEREAS, Dwayne H. Tucker and David M. Tucker are the duly qualified and acting Co-Executors of Decedent's estate;

WHEREAS, at the time of Decedent's death, Decedent owned the Property;

WHEREAS, the terms of the Will direct the residuary estate, of which the Property is a part, to pass to Decedent's children, and the Will vests the power and responsibility in the Co-Executors for allocating the assets of the residuary estate amongst Decedent's children; and

WHEREAS, the Co-Executors desire to allocate and convey the Property to Dwayne H. Tucker.

NOW THEREFORE AND PURSUANT TO the authority granted to them as Co-Executors under the Will, Dwayne H. Tucker and David M. Tucker, as Co-Executors of the ESTATE OF JULIA PEARL PILLOW TUCKER, and not further or otherwise, do hereby quitclaim, and by these presents transfer and convey unto DWAYNE H. TUCKER, his heirs and assigns, all of their right, title, and interest, as Co-Executors of Decedent's estate, in and to the Property.

This is improved property known as 124 Queens Lane, Nashville, Tennessee.

The descriptions herein are the same as those contained in the prior instruments.

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

IN WITNESS WHEREOF, the undersigned have executed this instrument effective the 17th day of November, 2019.

ESTATE OF JULIA PEARL PILLOW TUCKER:

By: Dwayne H. Tucker
Its: Co-Executor

By: David M. Tucker
Its: Co-Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Dwayne H. Tucker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as Co-Executor of the estate of Julia Pearl Pillow Tucker for the purposes therein contained.

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

Notary Public

My Commission Expires:
8/30/2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, David M. Tucker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as Co-Executor of the estate of Julia Pearl Pillow Tucker for the purposes therein contained.

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

SWATI SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires:
8/30/2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

David H. Mayer

Subscribed and sworn to before me this
17th day of November, 2019.

Notary Public

My Commission Expires:

DEANNA PETERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 5, 2020

EXHIBIT A

A tract of land in the First Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a part of Parcel 71 on Tax Map 58-14, and being more particularly described as follows:

Beginning at an existing iron pin at the common rear corner of Lots 229 and 230, Enchanted Hills, Section 10b, as of record in Book 4460, Page 39, R.O.D.C., Tennessee; thence,

1. With the common line between Lots 229 and 230 Extended, S80 degrees, 18'32"E, 60.44 feet to an iron pin set in the center of Parcel 71; thence,
2. With the center of Parcel 71, S2 degrees, 18'W, 178.12 feet to an iron pin set; thence,
3. N71 degrees, 48'40"W, 62.38 feet to an iron pin set at the common rear corner of Lots 228 and 229; thence,
4. With the easterly line of Lot 229, N2 degrees, 18'E, 169.10 feet to the point of beginning and containing 10,403 square feet.

Being the same property conveyed to Julia P. Tucker, by Warranty Deed from Enchanted Hills, Inc., of record in Book 10106, Page 987, Register's Office, Davidson County, Tennessee.

27175969.2

True Copy Certification

I, _Lucretia Albert_, 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.

Lucretia Albert

Signature

State of ___Tennessee_____

County of ___Davidson_____

Personally appeared before me. __Jennifer Thompson___, a notary public for this county and state, __Lucretia Albert___ 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: 5/3/21

Notary's Seal (if on paper)

