Karen Johnson Davidson County
Batch# 350719 DEEDQC
01/30/2020 02:35:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200130-0011282

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Address New Owner(s)	Send Tax Bills To:	Parcel Identification Number
Frances Ann Walker and John Robert LeClair Walker 42977 Coolspring Lane Ashburn, VA 20147-4012	Same	161020000700 Davidson County

EXECUTOR'S QUITCLAIM DEED

Joan R. Johnson (the "Decedent") died testate on March 31, 2019, leaving a Last Will and Testament dated January 18, 2019 (the "Will"), which was probated and properly recorded under Docket No. 19P-798 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) on May 16, 2019. F. Steven Johnson is the duly qualified and acting Executor of the Decedent's estate, who owned the real property described below (the "Property") at the time of her death. Pursuant to the Will, the Property is to be distributed as provided herein.

Now, therefore, for and in consideration of ONE DOLLAR ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, F. Steven Johnson as Executor of the Decedent's estate, and not further or otherwise, by these presents does hereby quitclaim and convey unto Frances Ann Walker and John Robert LeClair Walker, as tenants by the entireties, their heirs and assigns, all of his right, title and interest as Executor of the Decedent's estate in and to that certain tract or parcel of land located in Davidson County, Tennessee, described on Exhibit A hereto.

This is improved property located at 633 McMurray Drive, Nashville, Tennessee 37211.

The foregoing description is the same as that contained in the prior deed.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 29th day of January, 2020.

F. Steven Johnson,
Executor of the Estate of Joan R. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, F. Steven Johnson, 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 the Executor of the Estate of Joan R. Johnson.

WITNESS my hand, at office, this 29th day of January, 2020.

Blaine Smith
Notary Public

My Commission Expires:

BLAINE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 4, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me this 24th day of January, 2020.

Notary Public

My Commission Expires:

BLAINE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 4, 2020

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of McMurray Woods, Section III, as of record in Book 3300, Page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description hereof.

Being the same property conveyed to Joan R. Johnson by Executor's Quitclaim Deed dated April 23, 2014, of record at Instrument No. 20140604-0048206, Register's Office for Davidson County, Tennessee, Joan R. Johnson having since died as stated above.

27211149.1

True Copy Certification

I, Aubrey Burns, 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.

Aubrey Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lucretia Albert, a notary public for this county and state, Aubrey Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert
Notary's Signature

My Commission Expires: 1-3-23
Notary Seal (if on paper)

