THIS INSTRUMENT PREPARED BY:

PAUL A. GONTAREK
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
paulg@howardmobley.com

Karen Johnson Davidson County
Batch# 352757 DEEDQC
02/04/2020 08:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200204-0012503

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Richard M. Byrd
AFFIANT

Subscribed and sworn to before me this the 3rd day of January, 2020.

Cindy Gaskins
Notary Public

My Commission Expires:

CINDY GASKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).

Address of New Owner(s):	Send Tax Bills To:	Parcel Identification No.:
Donald Eugene Fisher 1214 Sunnymeade Drive Nashville, TN 37216	-SAME-	061 15 0 186.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Richard Marvin Byrd, Administrator c.t.a. of the Estate of Marshall Eugene Foster, deceased, (the "decedent"), who died on February 9, 2018, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's will that was duly admitted to probate in Davidson County, Tennessee, Docket Number 19P-2040, Probate Court Clerk's Office for said county, hereby releases, remises and quitclaims unto Donald Eugene Fisher, 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 3 day of February, 2020.

Richard M. Byrd
Richard Marvin Byrd, Administrator c.t.a.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Marvin Byrd, Administrator c.t.a., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of ~~January~~ February, 2020.

Cindy Gaskins
Notary Public

CINDY GASKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

My Commission Expires: _____

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 25 on the Plan of Block "A" on the plan of Resubdivision of Sunnymeade, Unit No. 1-Subdivision of Sunnymeade Unit No. 2, as of record in Book 974, pages 56 and 57, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Oliver Gilbert Pearson and Marshall Eugene Foster, as joint tenants with right of survivorship and not as tenants in common, by deed from Randall W. Hood and wife, Melody J. Hood, of record in Book 9103, Page 831, Register's Office for Davidson County, Tennessee. Oliver Gilbert Pearson predeceased Marshall Eugene Foster on July 2, 2007. By operation of law, Oliver Gilbert Pearson's interest vested in Marshall Eugene Foster. Marshall Eugene Foster subsequently died on February 9, 2018 and devised his entire interest in the subject property to Donald Eugene Fisher by Will recorded in the Seventh Circuit Court for Davidson County, Clerk's Office (Probate Division) on January 30, 2020 under Docket No. 19P-2040.

This is improved property known as 1214 Sunnymeade Drive, Nashville, Davidson County, Tennessee 37216.

CERTIFICATE OF AUTHENTICITY

I, Paul A. Gontarek, 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.

Paul A. Gontarek

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa D. Hill, a notary public for this county and state, Paul A. Gontarek, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-3-2021

Notary's Seal (if on paper)

