THIS INSTRUMENT PREPARED BY:

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T.C.A. § 67-4-409(a)(3)(D) exempts this instrument from tax and the valuation oath is unnecessary as this deed is used to evidence the distribution of the property to a beneficiary.

Address New Owner As Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers**
James Clayton Hamblen, Jr. and Myra Elizabeth Matthews 508 Glenleigh Ct. Nashville, TN 37221	-SAME-	**Map, 168 parcel 115**

Karen Johnson Davidson County
Batch# 358714 **DEEDQC**
02/14/2020 11:08:36 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20200214-0017186

EXECUTOR'S QUITCLAIM DEED

Anita F. Seymore Hamblen (Anita S. Hamblen) having died on July 2, 2018, leaving a will dated March 27, 2009. The will was admitted to probate on October 25, 2018, in the Probate Court of Davidson County, Tennessee, Docket Number 18P1719. The will named James Clayton Hamblen, Jr. as Executor. The Executor is duly qualified. All debts of the decedent have been paid. The Executor by signing this Deed releases any right the Executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the Will of Anita F. Seymore Hamblen the Executor, James Clayton Hamblen, Jr., quitclaims to James Clayton Hamblen, Jr. and Myra Elizabeth Matthews all right, title and interest in the following described real estate in Davidson County, Tennessee:

A tract of land in the 9th Civil District of said County, described according to a survey made by Lewis King, October 31, 1970 as follows: Beginning in the center of the Hester & Beasley Road with a iron pin at south end of a Culvert this is also J.M. Whitsitt's northeast corner; thence up said Road south 56 1/2° east 550 feet; thence south 84 1/2° east 336 feet; thence north 75 1/2° east 438 feet to a point in the center of the road with a iron pin on the south side of the road; thence south 10 1/2° east 115 1/2 feet to a Cherry Tree in a hollow; thence up said hollow south 5° east 200 feet; thence south 4 1/2° east 160 feet; thence south 22° east 143 feet; thence, south 2° west 119 feet; thence south 8° west 200 feet; thence south 27° west 245 feet to a stake 6 feet west of a small Cedar; thence south 23° west 155 feet; thence south 35° west 164 feet to a White Oak; thence south 47 1/2° west 174 feet; thence south 43° west 81 feet to a stake in J.M. Whitsitt's east boundary line, thence with said line north 19° west 687 feet thence north 52° west

200 feet; thence north 21 1/2 west 385 feet; thence north 25° west 765 feet to the beginning; containing 25 acres more or less.

BEING the same property conveyed to James C. Hamblen and wife, Anita S. Hamblen by Installment Deed from Sally Morton of record in Book 4466, page 256, Register's Office, Davidson County, Tennessee, the said James C. Hamblen having since died.

The Last Will and Testament of James Clay Hamblen (James C. Hamblen) was filed with the Probate Court of Davidson County Tennessee on December 28, 2009 of record in Will Book 137, page 76. James C, Hamblen conveyed his one-half (1/2) interest in said property to his wife, Anita Seymore Hamblen. A certified copy of the Last Will and Testament of James C. Hamblen was recorded at Instrument No. 20091228-0117270, Register's Office of Davidson County, Tennessee.

Said properly is conveyed subject to such limitations, restrictions and encumbrances of record in the Register's Office, Davison County, Tennessee.

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER THEREOF. THE PARTIES HERETO RELEASE RICHARD K. SMITH AND PARKER, LAWRENCE, CANTRELL & SMITH FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED AND SHALL HOLD HARMLESS AND INDEMNIFY RICHARD K. SMITH AND PARKER, LAWRENCE, CANTRELL & SMITH FROM ALL LIABILITY, CLAIMS AND DAMAGES RESULTING THEREFROM.

This improved property is known as 9262 Hester Beasley Rd., Nashville, Davidson County, Tennessee.

This transfer is by Quitclaim and I make no warranties about the title.

IN WITNESS WHEREOF, the undersigned has executed this instrument at Nashville, Tennessee this 12th day of February, 2020.

Estate of Anita F. Seymore Hamblen

By _____
James Clayton Hamblen, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for the said County and State, James Clayton Hamblen, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed this instrument for the purposes therein contained.

Witnesses my hand and seal this 12th day of February, 2020.

Savanna Jacoby
Notary Public

My Commission Expires:
October 2, 2023

