PROPERTY TAX INFORMATION:

OWNER: Basil E. Timoschuk
231 Quail Ridge Rd
Smyrna, TN 37167

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED BY PREPARER. NO TAX ADVICE WAS SOUGHTBY OF GIVEN BY PREPARER TO THE PARTIES.

SEND TAX BILLS TO: Same

Map/Group/Parcel: 080 04 0 079.00

EXECUTOR'S QUITCLAIM DEED

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, I, the undersigned **BASIL E. TIMOSCHUK, as Executor of the Estate of AVA NELL TIMOSCHUK** have this day bargained and sold and do hereby transfer, convey and quitclaim unto **WALTER J. TIMOSCHUK, III and BASIL E. TIMOSCHUK as Custodian for AALIYAH R. TIMOSCHUK, a minor child,** their heirs and assigns, forever, each a one-half (1/2) undivided interest in that certain tract or parcel of real estate located in Davidson County, Tennessee, described as follows, to wit:

Being part of Block No. 3 on the Map showing G. T. Sheegog's Subdivision at Bordeaux, Tennessee, as of record in Book 421, page 191, being Lots NOS. 7 and 8 on the Plan of Mrs. Loula McPherson's Subdivision of said part of Block No. 3, not of record, described according to a survey made by Erie Drake, County Surveyor, February 1, 1947, as follows:

Beginning on the southerly margin of South Hamilton Road at the northwest corner of the property conveyed to Sidney A. Smith, by deed from Mrs. Louie McPherson, of record in Book 1540, page 367, said Register's Office, being the corner of Lots Nos. 8 and 9; thence with the line between the said two lots, southeastwardly 174.8 feet to a fence line; thence with same, southwestwardly 100 feet to the corner of Lots 6 and 7; thence with the line between said two lots, northwestwardly 174.1 feet to the southerly margin of South Hamilton Road; thence with same, northeastwardly 100 feet to the beginning.

Being the same property conveyed by deed of record in Book 6263, page 969, Register's Office for Davidson County, Tennessee. Ava Nell Timoschuk died testate on August 22, 2014 a resident of Rutherford County, Tennessee and her

Karen Johnson Davidson County
Batch# 359568 DEEDQC
02/18/2020 11:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200218-0017899

Last Will and Testament was probated in Rutherford County, Tennessee where such probate records are available in the Office of the County Clerk.

This conveyance is subject to restrictive covenants, easements, and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

WITNESS MY HAND this 14th of day February, 2020.

ESTATE OF AVA NELL TIMOSCHUK

Basil E. Timoschuk, Executor

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this 14th day of February, 2020, before me personally appeared BASIL E. TIMOSCHUK, Executor of the Estate of Ava Nell Timoschuk, to me known or who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument (Executor's Quitclaim Deed) and acknowledged that he executed the same as his free act and deed as Executor of the Estate of Ava Nell Timoschuk.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

NOTARY PUBLIC

My Commission Expires: 8/16/20

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer, is EXEMPT by statute.

AFFIANT

Sworn to and subscribed before me,
on this 14th day of February, 2020.

NOTARY PUBLIC

My Commission Expires: 8/16/20

Jack Evans Gritton, II
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

True Copy Certification

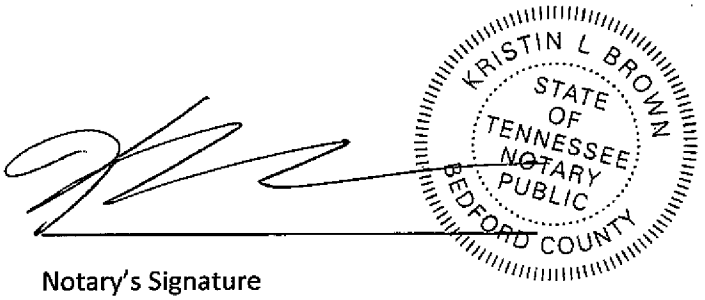
I, Jack E. Gritton II, do hereby make oath that I am a licensed attorney and/ or the custodian of the electronic version of the attached document tendered for registration herewith and that is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of RUTHERFORD

Personally appeared before me Kristin L. Brown, a notary public for this county and state, Jack E. Gritton II 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: 3-5-23