Karen Johnson Davidson County
Batch# 384069 DEEDQC
04/09/2020 03:52:28 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200409-0037924

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638

CO-EXECUTORS' QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID #
Thomas L. Woodroof, Jr. 1109 Frances Ave. Nashville, TN 37204	SAME	13104017600

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

CE DRA B ROGERS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THOMAS L. WOODROOF, JR.

SUBSCRIBED AND SWORN to before me by THOMAS L. WOODROOF, JR. this 11 day of March, 2020.

Notary Public
My Commission Expires: 5/2023

Whereas, Kathey Rose Stone Woodroof owned certain real property located at 1109 Frances Avenue, Davidson County, Tennessee;

Whereas, Kathey Rose Stone Woodroof died testate and devised said property to Thomas L. Woodroof, Jr.;

Whereas, the parties wish to document this transfer;

Now, therefore, pursuant to the Last Will and Testament of Kathey Rose Stone Woodroof duly probated in the Seventh Circuit County of Davidson County, Tennessee, Docket No. 20P-327, THOMAS L. WOODROOF, JR. and KATHEY W. EVANS, CO-EXECUTORS OF THE ESTATE OF KATHEY ROSE STONE WOODROOF, ("Grantors"), do hereby quitclaim and by these presents do transfer and convey unto THOMAS L. WOODROOF, JR., his heirs and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of improved real property located in Davidson County, Tennessee and described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS our hands this 11 day of March, 2020.

THOMAS L. WOODROOF, JR., CO-EXECUTOR
OF THE ESTATE OF KATHEY S. WOODROOF

KATHEY W. EVANS, CO-EXECUTOR
OF THE ESTATE OF KATHEY S. WOODROOF

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared THOMAS L. WOODROOF, JR. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be a Co-Executor of the Estate of Kathey S. Woodroof, and that he as such Co-Executor executed the within instrument for the purposes therein contained.

WITNESS my hand and seal his 11 day of March, 2020.

CE DRA B ROGERS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 5/2023

STATE OF NEW YORK)
COUNTY OF Ulster)

Before me personally appeared KATHEY W. EVANS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be a Co-Executor of the Estate of Kathey S. Woodroof, and that she as such Co-Executor executed the within instrument for the purposes therein contained.

WITNESS my hand and seal his 26th day of March, 2020.

PATRICIA M. COONEY
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CO6007280
Qualified in Ulster County
Commission Expires May 18, 2022

Notary Public
My Commission Expires: 5/18/22

EXHIBIT A

Land in Davidson County, Tennessee, being lot No. 31 and the easterly half of lot No. 30 of M.N. Young's Park View Subdivision, of record in Book 547, page 173, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 100 feet on the southerly side of Frances Avenue, and runs back between parallel lines 164 feet to a dead line.

Said part pf Lot No. 30 fronts 50 feet on the southerly side of Frances Avenue, and runs back between parallel lines 164 feet to a dead line.

Being the same property conveyed to Ray R. Stone and wife Kathleen Stone by deed of record in Book 2543, Page 293 Register's Office for Davidson County. Ray R. Stone predeceased Kathleen Stone and his interest vested in her. Kathleen Stone died and devised said property to her daughter, Kathey Rose Stone Woodroof by her Last Will and Testament duly probated in the Seventh Circuit Davidson County, Tennessee Docket No. 94P-609 and of record in Will Book 190 page 233.

Included in the above description but excluded herefrom is the following described property:

Land in Davidson County, Tennessee, being Lot No. A on the Plan of Re-subdivision of Lot 31 and part of Lot 30 Parkview Subdivision, of record in Book 4595, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Kathey R. Woodroof to Richard D. Sweeney and wife Janice B. Sweeney by deed of record in Instrument No. 20020117-0006922, Register's Office for Davidson County, Tennessee.