Karen Johnson Davidson County
Batch# 386987 DEEDQC
04/16/2020 01:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200416-0040070

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
jeff@howardmobley.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Subscribed and sworn to before me this 8th day of April, 2020.

Notary Public

My Commission Expires:

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel Nos.:
Douglas C. York 4000 Nestledown Drive Franklin, Tennessee 37067	-SAME-	119 12 0 102.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Douglas C. York, Executor of the Estate of Jean B. Windrow Delffs, deceased (the "decedent"), who died on March 4, 2020, in connection with the distribution of the estate of the decedent pursuant to the decedent's Will that was duly admitted to probate in Williamson County, Tennessee, on March 13, 2020, under Docket No. P10921, and recorded in Will Book 106, page 388, Clerk & Master's Office for said county, hereby releases, remises and quitclaims unto Douglas C. York 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 8th day of April, 2020.

ESTATE OF JEAN B. WINDROW DELFFS

By: _____, Executor
Douglas C. York, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas C. York, Executor of the Estate of Jean B. Windrow Delffs, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of April, 2020.

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

_____
Notary Public

My Commission Expires: _____

EXHIBIT A

Legal Description

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

Being Lot No. 77 on the Plan of Battlewood Section One, as of record in Book 1835, page 31, Register's Office for said County.

Said Lot No. 77 fronts 80 feet on the southerly side of Dover Road and runs back between lines measuring 191.3 feet on the easterly line and 211.46 feet on the westerly line to a dead line, on which it measures 120 feet.

Being the same property conveyed to Ethel Jean Hill by deed from James Minter Hill of record in Book 3281, page 54, Register's Office for Davidson County, Tennessee.

Ethel Jean Hill and Jean B. Windrow Delffs are one and the same person.

Jean B. Windrow Delffs subsequently died on March 4, 2020 and devised the subject property to Douglas C. York by Will recorded in the Clerk & Master's Office for Williamson County, Tennessee, under Docket No. P10921.

This is improved property known as 713 Dover Road, Nashville, Tennessee 37211.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

