Karen Johnson Davidson County
Batch# 391615 DEEDQC
04/27/2020 08:43:18 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200427-0043533

This instrument prepared by:

Jennifer L. Honeycutt, Esq.
220 Bridge Street
Franklin, Tennessee 37065

This deed was prepared from information provided by the grantors and no examination of title was requested or performed.

This conveyance is exempt from the payment of recordation tax by virtue of *Tennessee Code Annotated* § 67-4-409(a)(3)(D).

EXECUTOR'S QUITCLAIM DEED

Address of New Owner:	Tax Map-Parcel Numbers:	Send Tax Bills To:
Wendy Bradford 15 Estes Road Lebanon, Tennessee 37087	**Map 91-15; Parcel 243**	**Same**

Pursuant to the provisions of the Last Will and Testament of James Freeman of record in the Matter of the Probate of the Last Will and Testament of James Freeman, Docket No. 2017PR248 in the Probate Court of Wilson County, Tennessee, I, WENDY BRADFORD, the duly appointed, qualified and acting EXECUTRIX OF THE ESTATE OF JAMES FREEMAN, do hereby quitclaim and convey to WENDY BRADFORD, individually, all of my right, title and interest in and to the property described in Exhibit A attached hereto and incorporated herein by reference, in satisfaction of the devise made to her by the aforesaid Will.

This the 9 day of April, 2020

Wendy Bradford

Wendy Bradford, Executrix under the Last Will and Testament of James Freeman

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of the state and county aforementioned, the within named, WENDY BRADFORD, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness our hand and official seal, at Franklin, Tennessee, this 9th day of April 2020.

JENNIFER L. HONEYCUTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 9/6/2022

EXHIBIT A

BEING Lot No.817 in Block 113, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office of Davidson County, Tennessee.

Said lot fronts 25 feet on the north side of Charlotte Avenue and extends back northwardly between parallel lines 150 feet to an alley in the rear, being a part of the property conveyed to the First Savings Bank & Trust Co., by deed of the State Bank & Trust Co., of record in Book 460, page 264, Register's Office of Davidson County, Tennessee.

AND BEING the same property conveyed to William L James by deed from Betty H. Carney, Trustee, of record in Book 8812, page 236, Register's Office for Davidson County, Tennessee.

AND BEING the same property conveyed to James Freeman and wife, Virginia W. Freeman, by Warranty Deed from William L. James as of record in Book 9560, Page 40-42, Register's Office for Davidson County, Tennessee.