This instrument prepared by:

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

Karen Johnson Davidson County
Batch# 391615 DEEDQC
04/27/2020 08:43:18 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200427-0043534

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 244**	**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 14th day of April 2020.

JENNIFER L HONEYCUTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 9/4/2020

EXHIBIT A

BEING Lot No.815 of Block 113 on Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lot No. 815 fronts 25 feet on the northerly side of Charlotte Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to James Freeman and wife, Virginia W. Freeman, by Warranty Deed from Ralph M. Cohen as of record in Book 9096, Page 251-253, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an easement for a party wall pertaining to the west side of the property, as of record in Book 616, Page 155, Register's Office for Davidson County, Tennessee.