This Instrument Prepared By:
FIDELIS LAW, PLLC
216 Centerview Drive
Suite 317
Brentwood, Tennessee 37027

*This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.*

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 392379 **DEEDQC**
04/28/2020 09:27:21 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20200428-0044068

| **New Owner:** | **Send Tax Bill To:** | **Map/Parcel** |
|---|---|---|
| ROY THOMAS PENNINGTON<br>4760 CASCADE DRIVE<br>OLD HICKORY, TN 37138<br>AND<br>CYNTHIA ANN WINDSOR<br>1113 LAKE RISE PLACE<br>GALLATIN, TN 37066-5829 | ROY THOMAS PENNINGTON<br>4760 CASCADE Drive<br>OLD HICKORY, TN 37138 | M/P 073-09-0-156.00 |

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409(a)(4)).

Michael W. Paul
MICHAEL W. PAUL, Executor

Sworn to and subscribed before me this 27 day of APRIL, 2020.

Notary Public

My Commission Expires:

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2021

## EXECUTOR'S QUITCLAIM DEED

**BE IT KNOWN THAT** MICHAEL W. PAUL is the duly appointed Executor for the ESTATE of MARGARET ANN PAUL, as evidenced by the attached Exhibit A, Letters of Testamentary for the ESTATE OF MARGARET ANN PAUL, which is administered in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee.

Pursuant to the Last Will and Testament of MARGARET ANN PAUL, entered into probate by the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee on March 30, 2020, Docket No: 20P363, this subject real property is to be distributed equally to her two children, ROY THOMAS PENNINGTON and CYNTHIA ANN WINDSOR, per stirpes.

**THEREFORE, FOR AND IN CONSIDERATION** of the sum of -10- Dollars, the receipt of which is hereby acknowledged, I, MICHAEL W. PAUL, Executor for the ESTATE OF MARGARET ANN PAUL, have this date bargained and sold, and do hereby transfer, quitclaim, and convey any and all interest in which the Estate and decedent owns, in equal one-half, tenants-in-common shares to ROY THOMAS PENNINGTON, per stripes

and CYNTHIA ANN WINDSOR, per stirpes, that certain tract or parcel of land situated Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 378 on the Plan of Burchwood Gardens, Section III, as of record in Book 2900, Page 116, Register's for said County.

Said Lot No. 378 fronts 85.86 feet on the north side of Upland Drive and runs back 145.222 on the west line and 144.73 feet on the east line to a dead line in the rear on which it measures 94.56 feet.

Being the same property conveyed to ROY T. PENNINGTON (being one and the same as ROY THOMAS PENNINGTON, SR.) and wife, MARGARET P. PENNINGTON by ROBERT WILLIAM CLARK, III and wife, SHIRLEY CLARK, by Quitclaim Deed of record in Book 4373, Page 716, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to MARGARET ANN PAUL (Formerly known as MARGARET P. PENNINGTON) by ROY THOMAS PENNINGTON, SR. by Quitclaim Deed of record in Book 6997, Page 828, Register's Office for Davidson County, Tennessee.

THIS interest in property is conveyed subject to all easements, covenants, limitations, restrictions, setback lines, conditions and encumbrances of record and as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

This improved property is known as: 1995 Upland Drive, Nashville, Tennessee 37207.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the 27 day of APRIL, 2020.

ESTATE OF MARGARET ANN PAUL

By: Michael W Paul
MICHAEL W. PAUL, Executor

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL W. PAUL, Executor of the ESTATE OF MARGARET ANN PAUL, and in such capacity, and with whom I am personally acquainted, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 27 day of APRIL, 2020.

NOTARY PUBLIC
My Commission Expires:

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2021

Copy

EFILED 03/30/20 09:40 AM CASE NO. 20P363 Richard R. Rooker, Clerk

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE
(PROBATE DIVISION)

# LETTERS TESTAMENTARY

Estate of **MARGARET ANN PAUL** DOCKET NO: **20P363**

TO: **MICHAEL W. PAUL**

IT APPEARING to the Court that **MARGARET ANN PAUL** has died leaving a written Will which has been duly proven in open Court, and application having been made by you to have Letters Testamentary granted to you on the estate of this decedent, and you having qualified according to law and the Court having ordered that Letters issue;

THEREFORE, you, **MICHAEL W. PAUL**, are empowered to enter upon the execution of said Will and take into your possession all the property, and to make to this Court, within sixty (60) days from this date, a perfect Inventory thereof and to make due collection of all debts, and after paying all the just demands against the estate, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hand, and to do all other things that may be required according to the provisions of said Will and the law of the land. HEREIN FAIL NOT.

WITNESS, RICHARD R. ROOKER, Clerk of the Probate Court, at office, this 23rd day of March, 2020.

RICHARD R. ROOKER, Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

_____ D.C.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

I, RICHARD R. ROOKER, Clerk of the Probate Court, do hereby certify that the foregoing is a full, true and perfect copy of the *Letters Testamentary* issued to **MICHAEL W. PAUL** in this estate, and I do further certify that this person(s) is still acting as the Personal Representative in this estate, and continues to be entitled to full faith and credit, as it appears from the records in my office at Nashville, Tennessee, this _____ day of _____, 20____.

RICHARD R. ROOKER, Clerk

_____ D.C.