Karen Johnson Davidson County
Batch# 404809 DEEDQC
05/22/2020 09:48:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200522-0053391

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

EXECUTORS' QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Ellen Wright & Virginia F. Payne 303 Jackson Blvd. Nashville, TN 37205	Same	116 16 0A 015.00 Davidson County

Frances W. Payne (the "Decedent") died testate on January 23, 2020, leaving a Last Will and Testament dated November 26, 2018 (the "Will"), which has been probated and properly recorded under Docket No. 20P308 in the Seventh Circuit Court for Davidson County, Nashville, Tennessee. Ellen Wright and Virginia Faxon Payne are the duly qualified and acting Co-Executors of the Decedent's estate (the "Estate"). The Decedent owned the real property described below at the time of her death.

Pursuant to the terms of the Will and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, ELLEN WRIGHT and VIRGINIA FAXON PAYNE as Co-Executors of the Estate, hereby quitclaim, transfer, and convey all of their right, title, and interest in and to the following described real property to ELLEN WRIGHT and VIRGINIA FAXON PAYNE, as equal Tenants in Common, said property being a certain parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A hereto.

The description on Exhibit A hereto is the same as that contained in the prior deed.

This is improved property known as 3708 Hobbs Road, Nashville, Tennessee.

Said property is conveyed subject to any and all existing restrictions and easements of record.

This deed is exempt from recordation tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 14th day of May, 2020.

ELLEN WRIGHT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, ELLEN WRIGHT, the within named bargainor, 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 my hand and official seal at Nashville, Tennessee, this 14 day of May, 2020.

Notary Public

My Commission Expires:
11-8-2021

TRACY DESIREY NOTARY PUBLIC DAVIDSON COUNTY, TN

VIRGINIA FAXON PAYNE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, VIRGINIA FAXON PAYNE, the within named bargainor, 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 my hand and official seal at Nashville, Tennessee, this 14 day of May, 2020.

Notary Public

My Commission Expires:
11-8-2021

TRACY DESIREY NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $0.

Ellen Wright
ELLEN WRIGHT

Sworn to and subscribed before me this 14 day of May, 2020.

Tracy DeBusk
Notary Public

My Commission Expires: 11-8-2021

TRACY DESHEA DEBUSK NOTARY PUBLIC DAVIDSON COUNTY, TN

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-wit:

A certain condominium apartment being Unit No. 8-A as located on Lot No. 8 of "The Garden" of record in Book 5200, page 224, Register's Office for said county, and as shown on Exhibit "B" to the Master Deed and By-Laws of "The Garden," Lots 7, 8 and 9 condominiums, of record in Book 5810, page 176, said Register's Office, to which reference is here made for a more complete description of said unit, together with an appurtenant interest in the common limited common areas as shown on said Exhibit "B" and as set out in Master Deed and By-Laws applicable to Unit 8-A.

Being the same property conveyed to Frances W. Payne by quitclaim deed from William Faxon Payne of record in Book 7032, page 629, Register's Office for Davidson County, Tennessee; previously conveyed to William Faxon Payne and wife, Frances W. Payne, by deed from Mary Ellen Ragan, a single person, of record in Book 6975, page 221, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Aubrey Burns, 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.

Aubrey Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lucretia Albert, a notary public for this county and state, Aubrey Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert
Notary's Signature

My Commission Expires: 1-3-23
Notary Seal (if on paper)

