Karen Johnson Davidson County
Batch# 406917 DEEDQC
05/28/2020 09:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200528-0054833

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
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Nashville, Tennessee 37215
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(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 12th day of May, 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:	Map/Parcel Number:
Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust 5804 Chaseview Nashville, TN 37221	Same	Map 104-15-0 Parcel 286

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Lisa H. Taylor, Executor of the Estate of Nancy T. Hillin, deceased** (the "decedent"), who died on December 9, 2018, in connection with the distribution of the estate of the decedent pursuant to the decedent's Will that was duly admitted

to probate in Davidson County, Tennessee, on January 31, 2019, and recorded under Docket No. 19P-151 in the Seventh Circuit Court Clerk's Office (Probate Division) for said county, hereby releases, remises and quitclaims all of the right, title and interest of the decedent and the decedent's estate **(said interest being a one-half (1/2) tenant-in-common interest)**, 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, to **Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust,** and to her respective successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary.

After this conveyance, The Lisa H. Taylor 2016 Trust will own the entire interest in said property, said ownership being acquired by deed of record as Instrument No. 20200519-0051788 *, Register's Office for Davidson County, Tennessee and by the conveyance herein.*

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 12th day of May, 2020.

Lisa H. Taylor, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa H. Taylor, Executor, 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 12th day of May, 2020.

Notary Public

My Commission Expires:

ALICE M. SHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

EXHIBIT A

Legal Description

Map and Parcel 104-15-0 286.00 2601 West Linden Ave.

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

Being the easterly 50 feet of the northerly half of Lot No. 37 on the Plan of Belair, as of record in book 332, page 6, Register's Office for said County. Said part of Lot No. 37 fronts 50 feet on the southerly side of West Linden Avenue, formerly Sunset Avenue, and runs back between parallel lines, with the westerly margin of 26th Avenue South, formerly Tulip Avenue, 192 feet to a dead line. Being the same real property conveyed to Charles T. Cantrell and wife, Mildred S. Cantrell by deed from Elizabeth F. Larkin, or record in book 3341, page 619, Register's Office.

Being the same property having been conveyed to James R. Hillin and wife, Nancy T. Hillin, as tenants-in-common, by deed from Jeffrey Mobley, Trustee, of record as Instrument No. 20080819-0084995, Register's Office for Davidson County, Tennessee. Nancy T. Hillin died on December 9, 2018, and devised her entire interest in said property to Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust by Will recorded in the Seventh Circuit Clerk's Office (Probate Division) on January 31, 2019 under Docket No. 19P-151.

This property is known as 2601 West Linden Avenue, Nashville, Tennessee.

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)

