Karen Johnson Davidson County
Batch# 406917 DEEDQC
05/28/2020 09:51:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200528-0054834

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 Randy Hillin 2016 Trust 5804 Chaseview Nashville, TN 37221	Same	Map/Parcel: 162-03-9 320.00 Map/Parcel: 106-13-0 146.00 Map/Parcel: 073-03-0 210.00

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 certain tracts or parcels 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 Randy Hillin 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 Randy Hillin 2016 Trust will own the entire interest in said properties, said ownership being acquired by deed of record as Instrument No. 20200519-0051789 *, 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. BOLTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

EXHIBIT A

Legal Descriptions

Map and Parcel 162-03-0 320.00 720 Muskhogean Ct.

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

Being Lot No. 134 on the Plan of Haywood Hills, Section 3, as of record in Book 4460, pages 164 and 165, Register's Office for said County.

This property is known as 720 Muskhogean Ct., Nashville, TN

Map and Parcel 106-13-0 146.00 2135 Sadler Ave.

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

Being Lot No. 57 on the Plan of Sadler Place, as of record in Book 332, page 31, Register's Office for said County.

Said Lot No. 57 fronts 50 feet on the westerly side of Sadler Avenue and runs back between parallel lines 165 feet to an alley.

This is improved property known as 2135 Sadler Avenue, Nashville, TN.

Map and Parcel 073-03-0 210.00 2408-2410 Ravenwood Dr.

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

Being Lot No. 12 on the plan of Section 5, Dalewood, of record in Book 4175, page 84, Register's Office for said County.

Said Lot No. 12, which is a corner lot, fronts 140.0 feet on the northerly margin of Ravenwood drive and fronts 81.9 feet on the westerly margin of Cooper Lane, said frontages being joined by a curve having a length of 39.3 feet, and extends back 165.0 feet on the northerly line and 106.9 feet on the westerly line to a point of intersection.

This is improved property known as 2408 – 2410 Ravenwood Drive, Nashville, TN.

All of the above property 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 Randy Hillin 2016 Trust by Will recorded in the Seventh Circuit Clerk's Office (Probate Division) on January 31, 2019 under Docket No. 19P-151.

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)

