Karen Johnson Davidson County
Batch# 406917 DEEDQC
05/28/2020 09:51:30 AM 12 pgs
Fees: $62.00 Taxes: $0.00
20200528-0054835

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
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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 Owners:	Send Tax Bills to:	Map/Parcel Numbers:	
Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust and Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust 5804 Chaseview Nashville, TN 37221	Same	148-15-0 112.00 083-03-0 242.00 083-03-0 314.00 105-04-0 001.00 060-13-0 148.00 060-13-0 150.00 094-01-0 409.00 092-04-0 253.00 092-13-0 122.00 092-13-0 464.00 092-12-0 125.00 092-12-0 126.00	092-12-0 127.00 083-01-0 423.00 117-15-0-A 078.00 059-11-0 154.00 059-11-0 151.00 059-11-0 153.00 081-07-0 372.00 081-11-0 369.00 092-11-0 035.00 092-07-0 363.00 092-06-0 149.00 092-05-0 157.00

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, as follows: an equal, undivided tenant-in-common interest to **Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust,** and an equal, undivided tenant-in-common interest to **Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust.**

After this conveyance, The Randy Hillin 2016 Trust will own an undivided one-half (1/2) interest in said property, said ownership being acquired by deed of record as Instrument No. 20200519-0051790 *, Register's Office for Davidson County, Tennessee and by the conveyance herein, and The Lisa H. Taylor 2016 Trust will own an undivided one-half (1/2) interest in said property, said ownership being acquired by deed of record as Instrument No.* 20200519-0051790 *, 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. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

EXHIBIT A

Legal Descriptions

Map and Parcel: 148-15-0 112.00 4612 Arapaho Ct.

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

Being Lot No. 61 on the Plat of Apache Hills, Section V, Part 2, as of record in Book 5050, Page 39, Register's Office for said County.

Said Lot No. 61 fronts 40 feet on the northwesterly margin of Arapaho Court and extends back 121.12 feet on the southeasterly line and 90.10 feet on the northeasterly line to a line on the rear on which it measures 109.48 feet.

This instrument is made subject to a deed of trust of record in Book 5306, Page 489, and re-recorded in Book 5337, Page 728, said Register's Office, which the Grantees herein assume and agree to pay the remaining unpaid principal balance, Restrictive covenants of record in Book 5040, Page 357, said Register's Office, the Plan of record in Book 5050, Page 39, said Register's Office and to all applicable local government planning, building and zoning regulations.

This is improved property known as 4612 Arapaho Court, Antioch, TN.

Map and Parcel 083-03-0 242.00 2208-1/2 Carter Avenue

Land in Davidson County, Tennessee, being the westerly 90 feet of the easterly 95 feet of Lot No. 44 of W. S. Ashworth's ReSubdivision of Lots Nos. 47, 48, 49 and 50 of the Town of Brownsville, as of record in Book 161, page 153, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 44 fronts 90 feet on the southerly side of Carter Street and extends back between parallel lines, 166.4 feet, more or less on the westerly line and 167.8 feet, more or less on the easterly line to a 14 foot alley in the rear measuring 90 feet thereon.

This is improved property known as 2208 ½ Carter Avenue, Nashville, TN

Map and Parcel 083-03-0 314.00 2210 Carter Avenue a/k/a 2210-1/2 Carter Ave.

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

Being Lot No. 43-B on the plan of Resubdivision of Lot 43, W.S. Ashworth's Subdivision, of record in Book 4885, page 36, said Register's Office for said County.

Said Lot No. 43-B fronts 52.5 feet on the southerly margin of Carter Street and extends back between parallel lines 175.4 feet to a dead line in the rear.

This is improved property known as 2110 Carter Avenue a/k/a 2210 ½ Carter Avenue, Nashville, TN.

Map and Parcel 105-04-0 001.00 24 Claiborne St.

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

Being Lot No. 399 on the Plan of Maury and Claiborne's addition to South Nashville, as of record in Book 21, pages 84 and 85, Register's Office of said County.

Said Lot No. 399 fronts 40 feet on the westerly side of Claiborne Street and runs back between parallel lines 165 feet to an alley.

This is improved property known as 24 Claiborne Street, Nashville, TN 37210

Map and Parcel 060-13-0 148.00 509 Dyne Ct.

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

Being Lot No. 135 on the Plan of Trinity Hills Village, Section 2, First Addition, as of record in Book 4460, pages 45 and 45, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

This is improved property known as 509 Dyne Court, Nashville, TN.

Map and Parcel 060-13-0 150.00 512 Dyne Ct.

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

Being Lot No. 137 on the Plan of Section Two, First Addition Trinity Hills Village, of record in Plat Book 4460, Pages 45 and 46, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

This property is known as 512 Dyne Court, Nashville, Tennessee.

Map and Parcel 094-01-0 409.00 703 S 15th St.

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

Being Lot No. 91 on the Plan of Shelby Village, No. 2, of record in Book 1835, page 48, Register's Office for Davidson County, Tennessee.

Said Lot No. 91 fronts 64 feet on the northeasterly margin of South 15th Street and extends back 105.3 feet on the northwesterly line and 159.2 feet on the southeasterly line to a broken line in the rear measuring 96.3 feet thereon.

This is improved property known as 703 S. 15th Street, Nashville, TN

Map and Parcel 092-04-0 253.00 904 Morrison Street

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

Being the northerly 4 feet of Lot 2 and the southerly 31 feet of Lot No. 3 on the Plan of Johnson Bransford's Subdivision of Lot 158 of the McNairy Mansion House Tract, as of record in Book 161, page 146, Register's Office for said County.

Said parts of said lots adjoin and front together 35 feet on the easterly side of Morrison Street and run back between parallel lines 138 feet more or less to an alley.

This property is known as 904 Morrison Street, Nashville, TN

Map and Parcel 092-13-0 122.00 3801 Park Avenue and
Map and Parcel 092-13-0 464.00 3803 Park Avenue

Two tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

PARCEL I - Being Lot No. 1 of Block 14, Charlotte Park Co.'s Second Addition a plat of which is of record in Book 57, pages 160 and 161, Register's Office for Davidson County, Tennessee.

Said Lot No. I fronts 50 feet on the southerly side of Park Avenue, formerly First Avenue, and extends back between parallel lines along the West side of 38th Avenue North, formerly "a" Street, 150 feet to an alley 20 feet in width.

PARCEL II - Being Lot No. 2 of Block 14, Charlotte Park Co.'s Second Addition a plat of which is of record in Book 57, Pages 160 and 161, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50 feet on the southerly side of Park Avenue, formerly First Avenue, and extends back between parallel lines along the westerly boundary of Lot No. 1, 150 feet to an alley 20 feet in width.

This property is known as 3801 Park Avenue and 3803 Park Avenue

Map and Parcel 092-12-0 125.00 1639 Patterson Street

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

Being lot No. 308 on the Map of Boyd Home Tract, of record in book 21, page 39, Register's Office for said County.

Said lot No. 308 fronts 50 feet on the southerly side of Patterson Street and runs back between parallel lines 170 feet to an alley.

This property is known as 1639 Patterson Street, Nashville, TN

Map and Parcel 092-12-0 126.00 **1641 Patterson Street**
Map and Parcel 092-12-0 127.00 **1643 Patterson Street**

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

Being Lots Nos. 309 and 310 on the plan of John Boyd Home Place, of record in Book 21, page 39, Register's Office for said County.

Said Lots Nos. 309 and 310 adjoin and front together 100 feet on the southerly margin of Patterson Street and extends back between parallel lines, 170 feet, more or less, to an alley.

This property is known as 1641 Patterson Street and 1643 Patterson Street.

Map and Parcel 083-01-0 423.00 **1103 Petway Ave**

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

Being Lot No. 10 in Cobb's Subdivision of the R. K. Brown property, as of record in Book 332, page 144, Register's Office for said County.

Said Lot No. 10 fronts 50 feet on the northerly side of Petway Avenue, and runs back between parallel lines, 150 feet to an alley.

This property is known as 1103 Petway Avenue, Nashville, TN.

Map and Parcel 117-15-0-A 078.00 **1900 Richard Jones Road B-210**

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

Parcel No. 78, being Unit No. B-210 in a Horizontal Property Regime located on the Plat of Green Hills Terrace of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

This improved property is known as 1900 Richard Jones Road, B-210, Nashville, TN.

Map and Parcel 059-11-0 154.00 **688 Revels Dr.**
Map and Parcel 059-11-0 151.00 **640 Rowan Dr.**
Map and Parcel 059-11-0 153.00 **648 Rowan Dr.**

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

Being Lots Nos. 475, 477 and 478, of Haynes Manor Section 4, as of record in Book 4175, page 90, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Map and Parcel 081-07-0 372.00 **1916 12th Avenue North**

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

Being Lot No. 73 in Cephas Woodard's Subdivision of Lots Nos. 5 and 6 of the Woodard Property, as of record in Book 161, page 174, Register's Office for said County.

Said Lot No. 73 fronts 50 feet on the easterly side of 12th Avenue North and run back between parallel lines 115 feet to an alley.

This is improved property known as 191 12th Avenue, North, Nashville, TN.

Map and Parcel 081-11-0 369.00 **1606 16th Avenue North**

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

Being the North 50 feet of Lot No. 305 on the Plan of D. T. McGavock and Others Addition, of record in Book 21, page 41 Register's Office for said County.

Said part of said Lot No. 305 fronts 50 feet on the east side of 16th Avenue, North, and runs back parallel lines 170 feet to an alley.

This is improved property known as 1606 16th Avenue, North, Nashville, TN 37208.

Map and Parcel 092-11-0 035.00 **615 21st Avenue North**

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

Being Lot No. 23 on the Plan of W. B. Cooper's addition, as of record in Book 57, page 39, Register's Office for said county.

Said Lot No. 23 fronts 50 feet on the south side of Jo Johnston Avenue and runs back between parallel lines 170 fee, more or less, to an alley.

This is improved property known as 615 21st Avenue, North, Nashville, TN.

Map and Parcel 092-07-0 363.00 **623 21st Avenue North a/k/a 629 21st Avenue North**

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

Being Lot No. 24 on the Plan of W. B. Cooper's addition, as of record in Book 57, page 39, Register's Office for said county.

Said Lot No. 24 fronts 50 feet on the south side of Jo Johnston Avenue, formerly Watkins or Lion Street and runs back between parallel lines 179 feet to an alley.

This is improved property known as 623 21st Avenue a/k/a known as 629 21st Avenue, Nashville, TN.

Map and Parcel 092-06-0 149.00 **3000 Clare Avenue a/k/a 915 30th Avenue North**

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

Being Lots Nos. 1, 2 and 3 in Block 15, of Fisk University Plan of record in Book 421, page 4 and 5, Register's Office for said County.

Said Lots Nos. 1, 2 and 3 adjoins and fronts together 75 feet on the westerly of 30th Avenue, North, formerly Garner Avenue, and runs back between parallel lines 150 feet to an alley.

This is improved property known as 3000 Clare Avenue, Nashville, TN 37209

Map and Parcel 092-05-0 157.00 **926 32nd Avenue, North**

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

Being Lot No. 8 in the George I. Waddy's Subdivision of Block Nos. 16 and 26, of Midway, of record in Book 421, Page 55, Register's Office for said County, to which plan reference is made for a more particular description of said lot.

This is improved property known as 926 32nd Avenue, N., Nashville, TN 37209

All of the above 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 and 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.

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)

