Karen Johnson Davidson County
Batch# 407337 DEEDQC
05/29/2020 07:50:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200529-0055362

This Instrument Prepared by:
J. Blake Freeman, Atty
323 Emery Dr. Nashville, TN 37214

PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES

EXECUTOR QUITCLAIM DEED

Address of New Owners:
Gina Wiseman, Trustee
6413 Furtura Ct.
Nashville, TN 37209

Sent Tax Bill To:
New Owner

Map & Parcel No.
090 16 0 078.00

WHEREAS, Hazel Mildred Burnett owned and held an interest in certain real property located in Davidson County, Tennessee, as more particularly described below; and

WHEREAS, Hazel Mildred Burnett died on December 7, 2019, leaving a Last Will and Testament. The Probate for the estate of Hazel Mildred Burnett which was admitted to probate in the Probate Court of Davidson County, Tennessee, on February 20, 2020, as Case No. 20P149 and is recorded among said probate records; and Gina Burnett Wiseman was appointed Executor of the Estate of Hazel Mildred Burnett.

WHEREAS, the Executor of the estate desires to evidence, by this quitclaim deed, the transfer of the real property herein described to **Gina Burnett Wiseman, Trustee with full power to convey and sell said property.**

NOW, FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Gina Burnett Wiseman**, Executor OF **THE ESTATE OF Hazel Mildred Burnett** ("Grantor") this day executed this Executor Quitclaim Deed in order to evidence the transfer unto **Gina Burnett Wiseman, Trustee with full power to convey and sell said property** ("Grantee"), all of the interest, right and title in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Lot No. 193 on the Plan of Charlotte Park, Section III, as of record in Book 2663, page 70, Register's Office for said County.

Said Lot fronts 68 feet on the west side of Henry Ford Drive and runs back 178 feet on the north line and 168.2 feet on the south line to a dead line in the rear on which it measures 90.4 feet.

Being the same real property conveyed to Gene A. Burnett and wife Hazel Mildred Burnett, and recorded in Book 3102, page 104, said Register's Office. **Gene A. Burnett predeceased Hazel Mildred Burnett.**

This conveyance is made subject to five-foot easement for public utilities along the northerly line of premises and across rear part of premises, easement for sewer across rear part of premises, 30-foot building set back line from Henry Ford Drive, and conditions of owners certificate, as shown

on plan of record in Book 2663, page 70, said Register's Office; and to an agreement of record in Book 2593, page 566, said Register's Office; and to restrictive covenants contained in an instrument of record in Book 2803, page 210, said Register's Office.

This property is known as 6229 Henry Ford Dr., Nashville, TN 37209

This transfer is by Quitclaim and the Executor makes no warranties about the title.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 20 day of MAY, 2020.

Gina Wiseman, EX

Gina Burnett Wiseman, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for the County and State, the within named **Gina Burnett Wiseman**, Executor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that she executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office, this 20 day of May, 2020.

J. BLAKE FREEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires 5/20/2020

My Commission Expires:

Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value for this transfer is $-0-.

Gina Wiseman
Affiant

Sworn to and subscribed to before me this the 20 day of May, 2020.

J. BLAKE FREEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires 5/20/2020

Notary Public, My Commission Expires: