Karen Johnson Davidson County
Batch# 407848 DEEDQC
05/29/2020 03:05:58 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200529-0055730

EXECUTOR'S QUITCLAIM DEED

This deed is being prepared at the request of the grantor and was prepared without the benefit of a title examination and therefore the preparer makes no certification as to the validity of the title therein.

THIS INSTRUMENT PREPARED BY Woodrow E. Trondsen, Trondsen Law, PLLC, 2000 Meridian Blvd., Suite 275, Franklin, TN 37067 (615) 581-7800		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: ANGELICA L. WRIGHT and TONY A. GARDNER 1000 CALDWELL AVENUE NASHVILLE, TN 37204	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: 10509020500

THIS INSTRUMENT IS MADE AND ENTERED INTO on this the 23 day of May, 2020, by and between **ANGELICA L. WRIGHT, Executrix of the Estate of Annie Margaret Gardner,** hereinafter individually and/or collectively referred to as "Party of the First Part", and **ANGELICA L. WRIGHT AND TONY A. GARDNER** hereinafter individually and/or collectively referred to as "Party of the Second Part";

WITNESSETH:

THAT FOR AND IN CONSIDERATION OF THE SUM of ONE AND 00/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Party of the First Part conveys and quitclaims unto the Party of Second Part, their heirs and assigns, all their right, title and interest in and to the following described real estate, to-wit:

LAND in Davidson County, Tennessee, being part of Lot No. 39 on the Plan of Waverly Place, as of record in Plat Book 57, page 95, Register's Office for said County, described according to survey by John Kohl, Surveyor, dated May 25, 1970, as follows:

BEGINNING at an iron pin in the northerly margin of Caldwell Avenue, said pin being north 85° 14' West 28.39 feet from a curve at the entrance to 10th Avenue South; thence leaving Caldwell Avenue north 3° 06' east 159.08 feet to an iron pin in the southerly margin of an alley; thence with same south 85° 18' east 43.70 feet to an iron pin in the west margin of 10th Avenue South; thence with the margin of the same south 2° 38' west 142.59 feet to the beginning of a curve; thence around said curve southwesterly 25.73 feet to an iron pin in the margin of Caldwell Avenue; thence with the margin of the same north 85° 14' west 28.39 feet to the point of beginning.

BEING the same property conveyed to Sam E. Gardner and wife, Annie M. Gardner, by instrument of record in Book 4422, page 767, Register's Office for Davidson County, Tennessee. Being the same

property in which the interest of Sam E. Gardner vested in Annie M. Gardner upon the death of Sam E. Gardner who predeceased. Being the same property in which Angelica L. Wright devised the interest hereinabove referenced to ANGELICA L. WRIGHT AND TONY A. GARDNER under the terms and provisions of her Last Will and Testament admitted to probate in the Eighth Circuit Court, Probate Division, Davidson County, Tennessee in Case No. 19P1592.

This is improved property known as: 1000 Caldwell Avenue, Nashville, Tennessee 37204.

IN TESTIMONY WHEREOF, Party of the First Part has hereunto set her signature, this the 23 day of May, 2020.

Angelica L. Wright

ANGELICA L. WRIGHT, Executrix of the Estate of Annie Margaret Gardner

STATE OF TENNESSEE
COUNTY OF Williamson

PERSONALLY appeared before me, Chris Fisher, a Notary Public in and for said county and state, the within named **ANGELICA L. WRIGHT**, the 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 Williamson County, Tennessee, this the 23rd day of May, 2020.

My Commission Expires:

6/24/23.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
CHRIS FISHER
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THIS TRANSFER is made solely for the purpose of divesting to Grantee any right, title or interest Grantor may have in the real estate by virtue of Angelica L. Wright serving as Executrix of the Estate of Annie M. Gardner, and for no other consideration.

Affiant

SWORN TO and subscribed before me on this the 23rd day of May, 2020.

My Commission Expires:

6/24/23.

Notary Public

