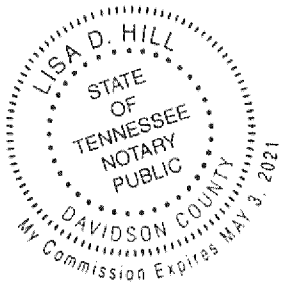
THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
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Karen Johnson Davidson County
Batch# 421245 DEEDQC
06/19/2020 01:48:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200619-0065588



STATE OF TENNESSEE)
COUNTY OF Davidson **)**

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Catherine C. Matteson
AFFIANT

Subscribed and sworn to before me this 16th **day of June, 2020.**

Lisa D. Hill
Notary Public

My Commission Expires: 5/3/2021

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:	Tax Map and Parcel No.:
Catherine C. Matteson 484 Essex Park Circle Franklin, Tennessee 37069	-SAME-	104 02 0 131.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Catherine C. Matteson, Executor of the Estate of John Alphonse Mogan, deceased (the "decedent"), who died on June 16, 2019, in connection with the distribution of the estate of the decedent pursuant to the decedent's Last Will and Testament that was duly admitted to probate in Davidson County, Tennessee, on July 25, 2019, and recorded under Docket No. 19P-1277 in the Seventh Circuit Court Clerk's Office (Probate Division) for said county, hereby releases, remises and quitclaims unto Catherine C.

Matteson all of the right, title and interest of the decedent and the decedent's estate 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.

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

WITNESS my hand this 16 day of June, 2020.

ESTATE OF JOHN ALPHONSE MOGAN

By: Catherine C. Matteson
Catherine C. Matteson, Executor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Catherine C. Matteson, Executor of the Estate of John Alphonse Mogan, 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 16th day of June, 2020.

My Commission Expires: 5/3/2021

Notary Public

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

EXHIBIT A

Legal Description

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

Being Lot No. 11-A on the Revised Map of West End Park, as of record in Book No. 421, pages 82 and 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 11-A front 74 feet on the southeasterly side of Long Boulevard, and runs back 160 feet, more or less, to an alley, and sows 85 feet on the said alley, and is the same property conveyed to Maxwell Claiborne, by Margaret K. Claiborne, by deed dated May 30, 1923, and recorded in Book No. 619, page 69, R.O.D.C. Tennessee.

Being the same property conveyed to John A. Mogan from Joseph Mogan, by Will dated 5/19/1976 and recorded in the Davidson Clerk's Office in Will Book 150 at page 399. John A. Mogan and John Alphonse Mogan are one and the same person.

John Alphonse Mogan died on June 16, 2019 and devised the subject property to Catherine C. Matteson, formerly known as Catherine Childs, by Last Will and Testament recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on July 25, 2019 under Docket No. 19P-1277.

This is improved property known as 3205 Long Boulevard, Nashville, Tennessee 37203.

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)

