Name and Address of New Owner:
Deborah Higgins Quigley
1900 Richard Jones Road, B211
Nashville, TN 37215

Send Tax Bills To:
Deborah Higgins Quigley
1900 Richard Jones Road, B211
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 430016 DEEDQC
07/02/2020 09:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200702-0071735

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
1800 South Rutherford Boulevard, Suite 203
Murfreesboro, TN 37130

Map & Parcel No: 117-15-0A-079.00 CO

QUITCLAIM DEED

FOR GOOD AND VALUABE CONSIDERATION, the receipt and legal sufficiency of which are hereby acknowledged, **Mary Evelyn Fitzpatrick, Executrix of the Glenda Kay Higgins Estate as evidenced by will of record in Probate File No. 19P1730, Office of the Probate Court for Davidson County, Tennessee**, "the Grantors," does hereby convey, transfer, remise, release and relinquish and quitclaim unto **Deborah Higgins Quigley, an unmarried woman,** "the Grantee," all of Grantors' right, title and interest in and to the following described real estate in Davidson County, State of Tennessee:

Parcel No. 79, being Unit No. 3-211, in the 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.

Being the same property conveyed to Elizabeth Burns, unmarried, by deed from Ervin M. Entrekin, Trustee of record in Book 5316, page 452, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Glenda Kay Higgins, unmarried, by Warranty Deed from Elizabeth Burns dated August 14, 1980,of record in Book 5637, page 921, said Register's Office.

The said Glenda Kay Higgins having died testate on September 7, 2019, and appointed Mary Evelyn Fitzpatrick as her Executrix by Will of record in the Probate Court Case No. 19P1730, Office of the Clerk for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters on Plan of record in Plat Book 5200, page 64, Register's Office for said County; Master Deed of record in Book 5304, page 702, as amended in Book 7841, page 557, and Book 11362, page 463, Register's Office for said County; By-Laws of record in Book 5204, page 745, as amended in Book 9830, page 181, Register's Office for said County; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3879, page 569, Register's Office for said County; Dedication of Easement of record in Book 4320, page 896, Register's Office for said County; Easement to Comcast of Nashville, LLC, of record in Instrument No. 20110930-0075704, and Instrument No. 20150814-0081514, Register's Office for said County; Maintenance Agreement of record in Book 7658, page 278, Register's Office for said County; lien for special assessments as contained in the restrictions; and, rights of others in and to the common areas and elements.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed on the ~~15th~~ 30th day of ~~November, 2019~~ June 2020.

Mary Evelyn Fitzpatrick (SEAL)
Mary Evelyn Fitzpatrick Executrix
Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June, 2020, before me personally appeared Mary Evelyn Fitzpatrick, Executrix of the Estate of Glenda Kay Higgins, as evidenced by will of record in Probate File No. 19P1730, Office of the Probate Court for Davidson County, Tennessee, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30 day of June, 2020.

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

Eileen Smith
Notary Signature
My commission expires: 8/27/22

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kimberly A Johnson
(Affiant)

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

Sworn to and subscribed before me this
30 day of June, 2020.

Eileen Smith
Notary Public
My commission expires: 8/27/22

I, Andrew Mitchell, 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.

Signature

State of TN
County of Rutherford

Personally appeared before me, Jim A. Hyde, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires 09/19/2022

JIM A. HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY