Karen Johnson Davidson County
Batch# 442491 DEEDQC
07/22/2020 03:03:49 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200722-0080731

This instrument prepared by:
MANSON JOHNSON CONNER, PLLC
Chicoya Smith Gallman, 037118
215 2nd Avenue North, Suite 300
Nashville, Tennessee 37201

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED HEREIN.

Grantee(s): Veronica Oatis, Ashton Oatis, Ronald Oatis Jr.
Send tax notice to: 2414 Eden Street, Nashville, Tennessee 37208
Map Parcel Number: 092-02-0-444.00

EXECUTOR'S DEED

In order to provide muniment of title and for other valuable consideration received, the receipt of which is hereby acknowledged, I, Veronica Denise Dixson Oatis, Executor for the estate of Ronald Alvin Oatis Sr., Davidson County Probate Docket Number 19P1650, pursuant to LETTERS OF ADMINISTRATION, issued on September 30, 2019, and in order to carry out the provisions of the laws of Descent and Distribution, for and on behalf of the estate, for the purpose of serving as a muniment of title and further evidencing the divestiture of title in and to the premises hereinafter described from the aforesaid estate, or any person or entity claiming by, under, or through the title of Ronald Alvin Oatis Sr. do hereby devise, release, grant, bargain, sell, convey and forever quitclaim to Veronica Oatis, Ashton Oatis, and Ronald Oatis Jr., and their heirs and assigns forever, the real property located in Davidson County, Tennessee, to wit:

Lot. No 228
Map of Subdivision of Heffernan Place
Map and Parcel No. 092-02-0-444.00

Land being located in Davidson County, Tennessee, being Lot No. 228 on the map of the Subdivision of Heffernan Place, as of record in Book 161, page 138, Register's Office of Davidson County, Tennessee.

Said Lot No. 228 fronts 50 feet on the northerly side of Eden Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to GLORIA OATIS RUSSELL, RONALD AVLIN OATIS, SR., ERIC ANDRE OATIS, AND LEANDRA OATIS CATHEY by Affidavit of Heirship in Instrument No. 20170608-0057763, dated April 6, 2017, said Register's Office.

The said Gloria Oatis Russell having now since died, leaving subject property to her only heirs at law, Richard Marcellus Russell and Anquilla Doshia Russell. See Affidavit of Heirship in Instrument No. 20170608-0057764, dated April 6, 2017, said Register's Office.

The said Eric Andre Oatis having now since died, leaving subject property to his only heir at law, Eric Andre Davis. See Affidavit of Heirship in Instrument No. 20170608-0057765, dated April 6, 2017, said Register's Office.

Being the same property conveyed to RONALD ALVIN OATIS by Quit Claim Deed from LEANDRA OATIS-CATHEY in Instrument No. 20170608-0057766 dated June 8, 2017.

Being the same property conveyed to RONALD ALVIN OATIS by Quit Claim Deed from ERIC ANDRE DAVIS in Instrument No. 20170608-0057767 dated June 8, 2017.

Being the same property conveyed to RONALD ALVIN OATIS by Quit Claim Deed from ANQUILLA DOSHIA RUSSELL in Instrument No. 20170608-0057768 dated June 8, 2017...

Being the same property conveyed to RONALD ALVIN OATIS by Quit Claim Deed from Richard Marcellus Russell on June 8, 2017 in Instrument No. 20170608-0057769 dated June 8, 2017.

The previous and last instrument and prior title is a deed recorded in **INSTRUMENT NO. 20170608-0057769** in the Register's Office in Davidson County, Tennessee. No survey, no title examination, and no title insurance has been made or acquired for this transfer.

WITNESS my hand on this 10th day of July, 2020

Estate of RONALD ALVIN OATIS, Deceased
Docket N⁰. 19P1650, Davidson County Probate Court

BY: Veronica A Oatis
VERONIA OATIS, Executor

STATE OF TENNESSEE
COUNTY OF Davidson

On this 10 day of July, 2020, before me, Diana N. Russell, Notary Public at Large in and for The State of Tennessee, personally appeared Veronica Oatis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument as her free act and deed and for the purposes therein contained.

My Commission Expires March 8, 2021

Diana N. Russell
Notary Public at Large

DIANA N. RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

OATH OF ACTUAL CONSIDERATION PURSUANT TO T.C.A. 67-4-409(a)(4)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, hereby offering this instrument for recording within the meaning of the statutes of the State of Tennessee, under Tennessee Code Annotated Section 67-4-409(a)(4), hereby swear or affirm that the actual consideration for this transfer is $-0-.

Veronica A Oatis
VERONICA OATIS, Affiant

Sworn to and subscribed before me this 10 day of July, 2020

My Commission Expires March 2021

Diana Russell
Notary Public at Large

DIANA N. RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY