Karen Johnson Davidson County
Batch# 442552 DEEDQC
07/23/2020 08:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200723-0080818

This Instrument Prepared By:
Whitney Sport McElroy, Esq.
Hale and Hale, PLC
3020 Stansberry Lane, Suite 100
Franklin, Tennessee 37069

EXECUTRIX'S QUITCLAIM DEED

Address Of New Owners:	Send Tax Bills To:	Map/Parcel:
Kathryn Anne Hoffmeister Perna P.O. Box 218562 Nashville, TN 37221 Elizabeth Rutherford Hoffmeister P.O. Box 2 Lyme Center, NH 03769 John Thornley Hoffmeister, Jr. P.O. Box 120296 Nashville, TN 37212	Same	Map 130 Parcel 034

PURSUANT TO T.C.A. §67-4-409(a)(3)(D), THIS DEED EVIDENCES THE DISTRIBUTION OF THE SUBJECT PROPERTY TO A BENEFICIARY OF AN ESTATE AND IS EXEMPT FROM TAXATION. PURSUANT TO T.C.A. §67-4-409(a)(5), NO VALUATION OATH IS REQUIRED.

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby expressly acknowledged, and for the purpose of making a distribution pursuant to the probate matter *In re: Estate of John Thornley Hoffmeister, No. 19P1971*, in the Probate Court of Davidson County, Tennessee at Nashville, **KATHRYN ANNE HOFFMEISTER PERNA, EXECUTRIX OF THE ESTATE OF JOHN THORNLEY HOFFMEISTER (the "Grantor")**, hereby quitclaims, transfers and conveys unto **KATHRYN ANNE HOFFMEISTER PERNA, ELIZABETH RUTHERFORD HOFFMEISTER, JOHN THORNLEY HOFFMEISTER, JR. (collectively the "Grantees")**, their heirs and assigns, all of the right, title and interest of said John Thornley Hoffmeister, deceased, in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1, Block "D" on the Map or Tyne Meade, Section III, as of record in Book 1424, page 13, Register's Office for said County. Said Lot No. l fronts 241.4 feet on the west side of Harpeth Hills Drive, and extends back 263.2 feet on the north line and 275.5 feet on the south line to a dead line in the rear on which it measures 160 feet.

Being the same property conveyed to John T. Hoffmeister and wife, Elizabeth G. Hoffmeister by Warranty Deed from Edward L. Curley and wife, Margaret F. Curley, dated July 2, 1962, of record in Book 3403, page 39, Register's Office for Davidson County, Tennessee, the said Elizabeth G. Hoffmeister having died on October 23, 2009 and the said John T. Hoffmeister having died on August 10, 2019.

This is improved property known as 4520 Harpeth Hills Drive, Nashville, Tennessee 37215.

This is the same description as in the previous deed of record. A thorough title examination was not requested nor preformed in preparation of this Executrix's Quitclaim Deed.

WITNESS my hand this 22 day of July, 2020.

Kathryn Anne Hoffmeister Perna

KATHRYN ANNE HOFFMEISTER PERNA, EXECUTRIX OF THE ESTATE OF JOHN THORNLEY HOFFMEISTER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Whitney McElroy, the undersigned, a Notary Public, in and for said State and County, Kathryn Anne Hoffmeister Perna, Executrix of the Estate of John Thornley Hoffmeister, 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 for the purposes therein contained as Executor, but no further or otherwise.

Witness my hand and official seal this the 22nd day of July, 2020.

My Commission Expires: 05-01-2021

Notary Public

WHITNEY MCELROY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-01-2021

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 10/29/2023

Amy T. Nelson

