Karen Johnson Davidson County
Batch# 451185 DEEDQC
08/05/2020 03:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200805-0087171

Prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER: Gary Michael McDowell
9 Beatrice Court
Manorville, New York 11949-2801

SEND TAX BILLS TO: New Owner

MAP-PARCEL NOS. 09501006000

Prepared by: Cindy S. Smith, Attorney at Law
Post Office Box 292004
Nashville, TN 37229 (Davidson Cty.Box 27-B)

EXECUTOR'S QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Gary Michael McDowell, Executor of the Estate of Janet Elizabeth McDowell, deceased**, (herein "Grantor") for and in consideration of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of Janet Elizabeth McDowell, the decedent's Will having been duly admitted to probate in Davidson County, Tennessee, Docket No. 20P821, Probate Court Clerk's Office for Davidson County, Tennessee, has bargained and sold and hereby conveys, remises, releases and forever quitclaims unto **Gary Michael McDowell,** his successors and assigns, (herein "Grantees") all of my interest as Executor in the following described tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

Being Lot No. 20 on the Plan of Donelson Hills Subdivision, of record in Plat Book 2331, Pages 22 and 23, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot NO. 20 fronts 100 feet on the south side of June Drive and extends back between lines 218.2 feet on the westerly line and 315.6 feet on the easterly line to a dead line in the rear, which is a broken line, measuring 208.3 feet thereon.

Being the same property conveyed to Janet E. Caldwell and husband, Jackie D. Caldwell, from Jack D. Gwaltney and wife, Ethelene W. Gwaltney, of record in Book 8356, Page 227, Register's Office for Davidson County, Tennessee.

The said Janet E. Caldwell and Jackie D. Caldwell divorced. Jackie D. Caldwell being one and the same person as Jackie Dean Caldwell conveyed his interest to Janet Elizabeth Caldwell NKA Janet Elizabeth by Quitclaim Deed recorded on October 23, 2000, in Instrument No. 20001023-0104508, said Register's Office.

The said Janet Elizabeth McDowell died testate on April 26, 2020, and by virtue of her Last Will and Testament devised the subject property to Gary Michael McDowell. See Docket No. 20P821, Office of the Probate Court Clerk for Davidson County, Tennessee.

Gary Michael McDowell does hereby execute this Quitclaim Deed as the Executor of the Estate of Janet Elizabeth McDowell and records the attached Exhibit A (Letters Testamentary) and Exhibit B (Last Will and Testament) herewith in order to record a muniment of title for the devisee of said Estate in the Register's Office for Davidson County, Tennessee.

This is property with a common address of 2133 June Drive, Nashville, TN 37214.

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

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 4th day of August 2020.

Gary Michael McDowell, Executor

Gary Michael McDowell, Executor of the Estate of Janet Elizabeth McDowell

STATE OF New York
COUNTY OF Suffolk

Before me, the undersigned authority, a notary public in and for said county and state, personally appeared Gary Michael McDowell, Executor of the Estate of Janet Elizabeth McDowell, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 3rd day of August 2020.

Nicholas Gallo

Notary Public, State of New York
No. 01GA6373293, Suffolk County
Commision Expires April 9, 2022

Notary Public
My Commission Expires: 04/09/2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This transfer is made to implement a testamentary devise and is not subject to the recording privilege tax.

Gary McDowell
Affiant

Subscribed and sworn to before me this 3rd day of August 2020.

Nicholas Gallo
Notary Public
My Commission Expires 04/09/2022

Nicholas Gallo
Notary Public, State of New York
No. 01GA6373293, Suffolk County
Commision Expires April 9, 2022

Janet McDowell estate – Executor's Deed

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022