Karen Johnson Davidson County
Batch# 456604 DEEDQC
08/13/2020 01:36:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200813-0090892

**This Instrument Prepared By:**
**BONE MCALLESTER NORTON PLLC**
**100 Bluegrass Commons, Suite 2370**
**Hendersonville, Tennessee 37075**
**615.822.8822**

# *EXECUTORS' QUITCLAIM DEED*

| **Address New Owner(s)/Grantees** | **Send Tax Bills To:** | **Map & Parcel Nos.:** |
|---|---|---|
| Ernest Lee Grafton Biles, III<br>6112 Beals Lane<br>Nashville, TN 37218 | Same | Map: 59-5<br>Parcel: 271 |
| Jewell T. Hunter<br>3214 Sabine Point Way<br>Missouri City, Texas 77459 | Same | Map: 59-5<br>Parcel: 271 |

WHEREAS, Frances L. Thompson Johnson, died on March 1, 2017, leaving a Last Will and Testament dated June 16, 2011, (hereinafter the "Will"). The Will was admitted to probate; however, the Court found that the Will did not meet the requirements for admission to probate, under Tenn. Code Ann. § 32-2-110; therefore, Frances L. Thompson Johnson is deemed to have died intestate

WHEREAS, Frances L. Thompson Johnson owned certain real property in Davidson County, Tennessee, more particularly described below (the "Property");

WHEREAS, Frances L. Thompson Johnson's heirs at law are Jewell T. Hunter and Ernest Lee Grafton Biles, III.

WHEREAS, Jewell T. Hunter and Ernest Biles, Jr. were named as Co-Executors of the Estate. The executors are duly qualified; and all debts of the decedent have been paid.

WHEREAS, the parties wish to document this property transfer;

NOW THEREFORE, in accordance with the laws of the State of Tennessee and requirements of the Probate Court, Jewell T. Hunter and Ernest Biles, Jr., Co-Executors, hereinafter "GRANTORS," by signing this Deed releases any right the Co-Executors have to recover this property in the event of the subsequent insolvency of this estate; and do hereby transfer, convey and quitclaim all of GRANTORS' rights, title and interest in the Property as follows:

A. A one-half (1/2) undivided interest to Jewell T. Hunter, her heirs and assigns, as tenants in common;

B. A one-half (1/2) undivided interest to Ernest Lee Grafton Biles, III, his heirs and assigns, as tenants in common;

The Property is the real property in Davidson County, Tennessee particularly described as follows:

> Being Lot No. 276 on the Plan of Buena Vista Estates, Section 6, of record in Book 4460, page 85, Register's Office for said County.
>
> Said Lot No. 276 fronts 90.01 feet on the westerly margin of Vista Valley Court and extends back 246 feet on the northerly line and 244 feet on the southerly line to a line on the rear in which it measures 90 feet.
>
> Being part of the property conveyed to A.A. Birch, Jr. by deed from Earl Hawkins and William C. Greer, as of record in Book 4685 page 50, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Frances L. Thompson Johnson from A.A. Birch Jr. by deed dated April 8, 1976 and recorded in Deed Book 5013 page 605, Register's Office for Davidson County, Tennessee.

This is improved property known as 3025 Vista Valley Court, Nashville, Tennessee 37218. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said Property is conveyed subject to such rights, interests, easements, limitations, restrictions, encumbrances and other matters as may affect the Property.

**THIS TRANSFER IS BY QUITCLAIM AND WE MAKE NO WARRANTIES ABOUT THE TITLE. THE LEGAL DESCRIPTION IS DRAWN FROM RECORDED DOCUMENTS AND THE GRANTOR AND THE ATTORNEY PREPARING THIS DEED MAKE NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS DEED IS PREPARED ON INFORMATION PROVIDED BY THE GRANTEE/GRANTOR AND NO EXAMINATION OF TITLE HAS BEEN MADE BY THE PREPARER. PROPERTY IS SUBJECT TO LIENS AND ENCUMBRANCES OF RECORD. EXHIBIT A IS A COPY OF THE BUREAU OF TENNCARE RELEASE.**

Witness my hand this 24th day of July, 2020.

Estate of Frances L. Thompson Johnson

Jewell T. Hunter

By: Jewell T. Hunter
Co-Executor

STATE OF TEXAS )

COUNTY OF Fort Bend )

On this the 24 day of July, 2020, before me personally appeared, Jewell T. Hunter, to me known or proved to me on the basis of satisfactory evidence to be the person or persons described in and who execute the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and notarial seal.

ARUN ABRAHAM
Notary Public, State of Texas
Comm. Expires 07-19-2024
Notary ID 130744079

Notary Public

My commission expires: 07/19/2024

**AFFIDAVIT**

I hereby swear or confirm that the actual consideration or value, whichever is greater, for this transfer is $0.00. T.C.A. §67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. §67-4-409(a)(5) further provides the valuation oath is unnecessary.

Jewell T. Hunter

Jewell T. Hunter, Affiant

Subscribed and sworn to before me, this the 24 day of July, 2020.

ARUN ABRAHAM
Notary Public, State of Texas
Comm. Expires 07-19-2024
Notary ID 130744079

Notary Public

My commission expires: 07/19/2024

{02082920.1 }

Witness my hand this 29 day of July, 2020.

Estate of Frances L. Thompson Johnson

Ernest Biles Jr

By: Earnest Biles, Jr.
Co-Executor

STATE OF TN )

COUNTY OF Williamson )

On this the 29 day of July, 2020, before me personally appeared, Earnest Biles, Jr., to me known or proved to me on the basis of satisfactory evidence to be the person or persons described in and who execute the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and notarial seal.

Maurice C. Randolph

Notary Public

My commission expires: May 20, 2023

**AFFIDAVIT**

I hereby swear or confirm that the actual consideration or value, whichever is greater, for this transfer is $0.00. T.C.A. §67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. §67-4-409(a)(5) further provides the valuation oath is unnecessary.

Ernest Biles Jr.

Earnest Biles, Jr., Affiant

Subscribed and sworn to before me, this the 29 day of July, 2020.

Maurice C. Randolph

Notary Public

My commission expires: May 20, 2023

{02082920.1 }



MAURICE C RANDOLPH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

MAURICE C RANDOLPH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Marshall T. Cook, 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 TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Christina Baker, a notary public for this county and state, Marshall T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7/24/24

