Karen Johnson Davidson County
Batch# 487553 DEEDQC
10/01/2020 11:16:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201001-0113384

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
jeff@howardmobley.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 29th **day of September, 2020.**

Brooke Rector
Notary Public

My Commission Expires: 11-06-2023

BROOKE RECTOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Address of New Owners:	Send Tax Bills To:	Tax Map and Parcel No.:
William H. Tucker III and Lisa Tucker Moore 516 North Woods Court Brentwood, TN 37027	-SAME-	Map 146 10 0 Parcel 044.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that William H. Tucker III, Executor of the Estate of Barbara Hunt Tucker, deceased (the "decedent"), who died on January 26, 2020, in connection with the distribution of the estate of the decedent pursuant to the decedent's Last Will

and Testament that was duly admitted to probate in Davidson County, Tennessee, on July 16, 2020, and recorded under Docket No. 20P-968 in the Seventh Circuit Court Clerk's Office (Probate Division) for said county, hereby releases, remises and quitclaims unto **William H. Tucker III and Lisa Tucker Moore, as equal tenants in common**, with each grantee owning an undivided one-half interest, all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

This deed supplants and replaces that certain Affidavit of Heirship of record as Instrument No. 20200312-0027845 in the Register's Office for Davidson County, Tennessee, that was executed and filed before the decedent's Will was submitted and admitted to probate.

WITNESS my hand this 29 day of September, 2020.

William H. Tucker III, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William H. Tucker III, Executor, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of September, 2020.

Brooke Rector
Notary Public

My Commission Expires: _____

BROOKE RECTOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

EXHIBIT A

Legal Description

Land lying and being in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 24 on the Plan of Forest Park Subdivision, of record in Book 2900, page 122, Register's office for said County.

Said Lot No. 24 fronts 134.0 feet on the southerly side of Evansdale Drive and runs back on the easterly line 330.0 feet and on the westerly line 330.0 feet to a dead line in the rear on which it measures 134.0 feet.

Being the same property conveyed to William H. Tucker and wife, Barbara H. Tucker, by deed from William S. Haga and wife, Marian C. Haga, of record in Book 5037, page 463, Register's Office for Davidson, Tennessee.

William H. Tucker predeceased Barbara H. Tucker on February 4, 1996.

Barbara H. Tucker subsequently died on January 26, 2020 and devised the subject property to William H. Tucker III and Lisa Tucker Moore by Last Will and Testament recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on July 16, 2020 under Docket No. 20P-968. Barbara H. Tucker and Barbara Hunt Tucker are one and the same person.

This is improved property known as 819 Evansdale Drive, Nashville, Tennessee 37220.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julia C. Hunt, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Julia C. Hunt
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

