Executors' QuitClaim Deed

The actual consideration or value for this transfer is $ 0.00 (Exempt).

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 9th day of OCTOBER, 2020.

NOTARY PUBLIC
My Commission Expires: 03/06/2024

JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. LEROY

Karen Johnson Davidson County
Batch# 493979 DEEDQC
10/12/2020 02:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201012-0118356

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Bvd. Old Hickory, TN. 37138 - (615) 847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Venessa N. Waller and Jeffrey Barton Newberry 1444 Mt. Olivet Rd. Hendersonville, TN. 37075	New Owner	052 01 0 / 161.00

In further fulfillment of the terms of the ***Last Will and Testament*** of MILDRED McKEE NEWBERRY, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **Robert Jordan McKee and Jeffrey Barton Newberry**, Executors of the **Estate of MILDRED McKEE NEWBERRY**, the GRANTOR herein, by these presents do Quitclaim and convey unto:

Jeffrey Barton Newberry, Individually and Venessa Newberry Waller, the GRANTEES herein, their heirs and assigns, all right title and interest, equitable and otherwise, in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lots No. 23 and 24 on the plan of the Subdivision of B. H. and Margaret Franklin's 6-acre tract, as of record in Book 843, page 78, Register's Office for Davidson County, Tennessee.

Said Lots 23 and 24 adjoin and front together 100 feet on the Southerly side of Margaret Avenue and extend back between parallel lines 150 feet to a dead line in the rear.

BEING all the same property conveyed to William Lovell Newberry, by deed from Mildred McKee Newberry in **Instrument #20130502-0044154**, Register's Office for Davidson County, Tennessee. The said WILLIAM LOVELL NEWBERRY having died Testate in Wilson County, Tennessee on March 27, 2018, Probate Case **#2018PR-208** leaving his wife, Mildred McKee Newberry, and only children, Jeffrey Barton Newberry and Venessa Newberry Waller as his sole heirs, and beneficiaries. MILDRED McKEE NEWBERRY, died Testate, in Wilson County on December 28, 2018, Probate Case **#19PR-62**, directing that her interest in the said property pass to Jeffrey Barton Newberry and Venessa Newberry Waller, under **Item Seventh** of her Last Will, and under **Item Fourth** of her said Last Will, authorizing her Executors, Robert Jordan McKee and Jeffrey Barton Newberry, to execute any document necessary to convey title to the property.

The above description is the same as in the previous deed of record.

On behalf of the Estate, we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. I do further covenant and bind the Estate and its representatives, in their representative capacity to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the following:

Real Property Taxes for the year 2020.

This is improved property known as: 116 Margaret Dr, Madison, TN 37115.

The Executor by signing this Deed declares that the Estate ofMILDRED McKEE NEWBERRY is solvent, and has no outstanding claims or taxes. The Executor releases any right the Executor has to recover this property in the event of subsequent insolvency of this Estate.

Witness my hand this 9th day of OCTOBER, 2020.

The Estate of MILDRED McKEE NEWBERRY

By: Robert J McKee
Robert Jordan McKee, Executor

By: Jeff Newberry
Jeffrey Barton Newberry, Executor

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Robert Jordan McKee and Jeffrey Barton Newberry, the Executor for The Estate of MILDRED McKEE NEWBERRY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, as such Executor for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of OCTOBER, 2020.

NOTARY PUBLIC

My Commission Expires: 03/06/2024

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Anisha Lala the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Anisha Lala
NOTARY PUBLIC

My Commission Expires: 07-09-22

ANISHA LALA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This Certificate Prepared by:
Johnny Ellis, Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com