Karen Johnson Davidson County
Batch# 509678 DEEDQC
11/06/2020 09:56:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201106-0130368

THIS INSTRUMENT PREPARED BY:
Steven K. Wood, Attorney
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Linda Ross 400 Valley Trace Drive Nashville, TN 37221	Same	143 06 0A 069.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **ALEXANDER VANCOURT PRITCHARTT, III, THE DULY-APPOINTED PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES LEE SCHORR, JR.,** deceased (the "Decedent"), who died on February 11, 2019, and whose estate is being administered in the Probate Court for Davidson County, Tennessee, Probate No. 19P341, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the Decedent pursuant to the Decedent's will which was duly admitted to probate and of record at the Probate Court for Davidson County, Tennessee, Probate No. 19P341, hereby releases, remises and quitclaims unto **LINDA ROSS,** all of the right, title and interest of Decedent and the Decedent's estate in and to a certain tract or parcel of land in Davidson County, Tennessee, described more particularly on the attached Exhibit "A" (the "Property").

This is improved property known as 400 Valley Trace Drive, Nashville Tennessee, 37221.

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

[Signature and notary page to follow.]

WITNESS my hand this 26 day of October, 2020.

ESTATE OF JAMES LEE SCHORR, JR.

ALEXANDER VANCOURT PRITCHARTT, III,
PERSONAL REPRESENTATIVE

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALEXANDER VANCOURT PRITCHARTT, III., as PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES LEE SCHORR, JR.,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26 day of October, 2020.

Notary Public

My Commission Expires: 07 09 2022

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $.00.

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(A)(3)(D).

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3 DAY OF November, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

CATHY O. ZABOROWSKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 4, 2023

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Phase Two, Harpeth Trace Estates, of record in Plat Book 5200, Pages 556, 557 & 558, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James L. Schorr, Jr., unmarried, by deed dated May 31, 2013, from Darren Shane Holt and Julia Crigler Holt, Husband and Wife, recorded on June 12, 2013, recorded as Instrument No. 20130612-0060026, Register's Office for Davidson County, Tennessee.

The said James L. Schorr, Jr. having since died testate on February 11, 2019 and his Will admitted in Probate Court for Davidson County, Tennessee, Probate No. 19P341, subject property being devised to Linda Ross.

JAMES LEE SCHORR, JR. being one and the same as JAMES L. SCHORR, JR.

True Copy Certification

I, Steven K. Wood, 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.

Steven K. Wood

State of Tennessee)
County of Davidson)

Personally appeared before me, Cathy Zaborowski, a notary public for this county and state, Steven K. Wood, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public – Cathy Zaborowski

My Express Expires:
Notary' Seal

