DEBORAH R GUNNETT
Notary Public
Walton County, Georgia
My Commission Expires June 25, 2022

STATE OF GEORGIA)
COUNTY OF Walton)

The actual consideration for this transfer is $0.00

Affiant

Karen Johnson Davidson County
Batch# 510041 DEEDQC
11/06/2020 03:47:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201106-0130843

Subscribed and sworn to before me, this 20th day of October, 2020.

Notary Public

My Commission Expires: June 25, 2022

THIS INSTRUMENT PREPARED BY:
CHRISTIAN S. HOFSTETTER
95 White Bridge Road, Suite 509
Nashville, TN 37205

ADDRESS NEW OWNERS:	**SEND TAX BILL TO:**	**PARCEL ID:**
Nolan C. Deal, Jr. 556 Lake Drive Snellville, GA 30039	SAME	11400015000

EXECUTOR QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS that, **Nolan C. Deal, Jr., Executor of the Estate of Ovia L. Deal**, deceased, for and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of Ovia L. Deal, the decedent's will having been duly admitted to probate in Davidson County, Tennessee, and filed under Docket Number 20P210, Probate Court for Davidson County, Tennessee has bargained and sold, and by these presents does convey, remise, release and forever quitclaim unto **Nolan C. Deal, Jr.**, his heirs and assigns, all the interest in and to a certain tract or parcel of land situated and being in Davidson County, Tennessee, being more particularly described as follows:

Being a tract of land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee bing the northeasterly part of Lot No.1, on the map of John D. Brown's Subdivision of 40.17 acres, more or less, described according to a survey made by Watkins and Murray, Surveyors, October__ 1947, as follows:

Beginning in the center of Charlotte Pike at the northeast corner of the property conveyed to Newton W Gaddes, and wife, by deed from N L Stevens, et al of record in Book 1876, page 555, Register's Office for Davidson County, Tennessee, thence with the center of said Pike, North 46 degs, 36' east 91.18 feet, more or less, to the northwest corner of Lot No. 2, thence with the line between said lots No. 1 and 2, south 17 degs., 10' east 302.8 feet to the northeast corner of the property conveyed to Hurd R. McGee and wife, by deed from Dave Gaddis and wife, of record in Book 1939, page 14, Register's Office of said county, thence

with McGee's northerly line, westwardly 79 feet to said Newton W Gaddes' southeast corner, thence with said Gaddes' easterly line, northwardly 247.13 feet to the beginning.

Being the same real property conveyed to Nolan C. Deal, and wife, Ovia Lee Deal, by Warranty Deed from L. N. Stevens, and wife, Thelma Y. Stevens, of record in Book 1969, page 405, Register's Office for Davidson County, Tennessee. Nolan C. Deal died on January 14, 2014; and Ovia Lee Deal died on October 14, 2019.

This is improved property known as 7355 Charlotte Pike, Nashville, TN.

This conveyance is subject to any and all existing restrictions, easements, encumbrances and covenants of record.

WITNESS my hand this 29th day of October, 2020.

Nolan C. Deal, Jr., Executor
Estate of Ovia L. Deal

STATE OF GEORGIA)

COUNTY OF Walton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nolan C. Deal, Jr., Executrix of the Estate of Ovia L. Deal,** the within-named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Walton County, Georgia, this 20th day of October, 2020

Deborah R Gunnett
NOTARY PUBLIC

My commission expires: June 25, 2022

DEBORAH R GUNNETT
Notary Public
Walton County, Georgia
My Commission Expires June 25, 2022