NEW OWNER:

Samuel Ralph Saylors, Jr.
1911 Woods Ferry Road
Lebanon, TN 37087

SEND TAX BILLS TO:
New Owner

Map/Parcel 95-7-88.00

THIS INSTRUMENT PREPARED BY:

Carolyn Christoffersen, Attorney at Law
2494 N. Mt. Juliet Road, Suite 300
Mt. Juliet, TN 37122

File No. 20-0162

This instrument was prepared with information provided by the parties. No title work performed or tax advice given.

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 526576 **DEEDQC**
12/08/2020 11:34:24 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20201208-0142434

EXECUTOR'S QUITCLAIM DEED

Samuel Ralph Saylors died on April 22, 2020, leaving a Will dated August 31, 2007. The Will was admitted to probate on September 24, 2020 in the Probate Court for Davidson County, Tennessee. Samuel Ralph Saylors, Jr. was appointed as Executor. The Executor was duly qualified. All debts of the Decedent were paid. The Executor, by signing this Deed, releases any right the Executor has to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the provisions of the Will of Samuel Ralph Saylors, Samuel Ralph Saylors, Jr., Executor of the Estate of Samuel Ralph Saylors, quitclaims unto Samuel Ralph Saylors, Jr., his heirs and assigns, forever, all right, title and interest in and to the following tract of land, situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 75 on the Plan of Merry Oaks, as of record in Book 1835, Pages 67 and 68, Register's Office for said County.

Said Lot No. 75 fronts 80 feet on the southerly side of Cloverdale Road and runs back 228.1 feet on the easterly line and 227.1 feet on the westerly line to a dead line, measuring 80 feet thereon.

Being a part of the same property conveyed to Samuel Ralph Saylors and wife, Ajemuel Saylors, by Warranty Deed from Minnie P. Hagood and son, Douglas E. Hagood, dated October 5, 1983 and of record in Book 6152, Page 652, Register's Office for Davidson County, Tennessee.

Ajemuel Saylors died on August 3, 2008 leaving Samuel Ralph Saylors as the fee simple owner of the subject property. Samuel Ralph Saylors died testate on April 22, 2020. A probate was opened under Docket No. 20P1633 in the Probate Court for Davidson County. Under Samuel Ralph Saylors' Will, the subject property was devised to Shelley Saylors Johnson and Samuel Ralph Saylors, Jr.; however, Shelley Saylors Johnson has chosen to accept payment in lieu of an interest in the subject property. Shelley Saylors Johnson joins in this conveyance as a devisee conveying any interest she may have in the subject property.

This is IMPROVED property known as 2303 Cloverdale Drive, Nashville, TN 37214

This transfer is by Quitclaim and I make no warranties about the title.

WITNESS OUR SIGNATURES this 16th day of November, 2020.

Samuel Ralph Saylors, Jr., Executor of the Estate of Samuel Ralph Saylors

Shelley Saylors Johnson, Devisee of the Estate of Samuel Ralph Saylors, joining for the purpose of conveying any interest she may have in the subject property.

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, Samuel Ralph Saylors, Jr., Executor of the Estate of Samuel Ralph Saylors, deceased, 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 16 day of November, 2020.

Notary Public

My commission expires: August 17, 2023

CRYSTAL MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)

COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, Shelley Saylors Johnson, Devisee of the Estate of Samuel Ralph Saylors, deceased, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of November, 2020.

Tracey Brennan
Notary Public

TRACEY LYNNE BRENNAN
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My commission expires: 08.19.2023

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The actual consideration or value, whichever is greater, for this transfer is $0.00.

Samuel Ralph Saylors Jr.
Affiant

Sworn to and subscribed to before me, this the 10th day of November, 2020.

Crystal Murphy
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: August 7, 2024