Karen Johnson Davidson County
Batch# 531686 DEEDQC
12/14/2020 08:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201214-0146254

THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

EXECUTOR'S QUITCLAIM DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. This transfer is exempt from real estate transfer tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D).

John Charles Neff, Affiant

JOHN CHARLES NEFF, Affiant

Subscribed and sworn to before me,
this 8th day of December, 2020.

Cindy Gaskins

Notary Public
My Commission Expires: 05-02-2022

CINDY GASKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 02, 2022

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
John Charles Neff	John Charles Neff	Map 104-15
2116 Westwood Avenue	2116 Westwood Avenue	Parcel 342
Nashville, TN 37212	Nashville, TN 37212	

KNOW ALL MEN BY THESE PRESENTS that **Susan Gale Neff, as Executrix of the Estate of Ruth H. Neff, deceased** (the "Decedent"), who died on March 5, 2019, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and 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 (Case No. 19P-507 in the Seventh Circuit Court, Probate Division), hereby quitclaims and conveys unto **John Charles Neff**, a married individua (the "Grantee"), his successors and assigns, all of the

right, title, and interest of the Decedent and the Decedent's estate in and to certain real property located in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being the easterly 60 feet of Lot No. 66 on the plan of Belair, as of record in Book 332, page 6, of the Register's Office for said County.
>
> Said part of Lot No. 66 fronts 60 feet on the northerly side of Westwood Avenue, and runs back between parallel lines 185 feet to an alley.
>
> Being the same property conveyed to Ruth H. Neff by Quitclaim Deed from Ruth H. Neff, as Executrix of the Estate of Robert J. Neff, dated January 12, 2008, of record as Instrument Number 20080128-0008626, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing easements and restrictions of record.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Decedent.

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

WITNESS my hand this the 4th day of December, 2020.

Susan Gale Neff

SUSAN GALE NEFF, Executrix of the ESTATE OF RUTH H. NEFF

STATE OF Maryland)
Prince)
COUNTY OF Prince George's)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUSAN GALE NEFF, Executrix of the ESTATE OF RUTH H. NEFF**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and while under oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 4th day of December, 2020.

Notary Public

My Commission Expires: May 2, 2021

CATHERINE M. MIMS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires May 2, 2021

CATHERINE M. MIMS NOTARY PUBLIC ANNE ARUNDEL CO. MD

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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.

Paul C. Hayes

Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa D. Hill, a notary public for this county and state, Paul C. Hayes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa D. Hill

Notary Public

My Commission Expires: 5-3-2021

Notary's Seal (if on paper)

