FROM: ANTHONY HERSTON, in his capacity as the Personal Representative of the ESTATE OF KELTON DEAN HERSTON

TO: ANTHONY LEE HERSTON, individually, as the sole heir and residuary beneficiary of the ESTATE OF KELTON DEAN HERSTON

AFTER RECORDING RETURN TO:
Brian Shelton, Esq.
2021 Richard Jones Road
Ste 240
Nashville, TN 37215

PERSONAL REPRESENTATIVE QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:
Anthony Lee Herston
307 Alexander Street SE
Marietta, GA 30060-2077

SEND TAX BILLS TO:
David Briggs
P.O. Box 120009
Nashville, TN 37212

MAP-PARCEL NUMBERS
104-4/224

This instrument prepared by:

David C. Risner
Attorney at Law
P.O. Box 594
Kingston Springs, TN 37082

Prepared upon information furnished by the parties and without benefit of formal title examination or title insurance, with no formal opinion or tax advice

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ -0-

_____, Affiant

Sworn to and subscribed before me this 28th day of DECEMBER, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 9/7/2021

Karen Johnson Davidson County
Batch# 543062 DEEDQC
12/29/2020 10:02:24 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201229-0153947

NANCY L. TUCK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

For and in consideration of One Dollar ($1.00) cash in hand paid, or other good and valuable consideration, I, ANTHONY HERSTON, in my capacity as the Personal Representative of the ESTATE OF KELTON DEAN HERSTON, do hereby quitclaim to ANTHONY LEE HERSTON, individually as the sole heir and residuary beneficiary of the estate, its undivided one-third (1/3) right, title and interest in the following tract or parcel of land located in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 3 on the Plan of the Belmont Land Company's Subdivision of Lot No. 23 in the O.B. Hayes Plan of Large Lots called "Rokeby" as of record in Book 204, Page 207, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 50 feet on the westerly side of 16th Avenue South and runs back between parallel lines 153-3/4 feet to an alley.

Being the same property conveyed equally to Briggs, Herston and Jennings by Quitclaim Deed from Kelton D. Herston and Jeff Carlton, dated November 16, 1987, of record in Book 7430, Page 384, said Register's

Office for Davidson County, Tennessee; and being the same property whereby Wilbur Jennings conveyed to David Briggs his right, title and interest in the property by Quitclaim Deed, dated November 11, 1991, of record in Book 8495, Page 571, said Register's Office for Davidson County, Tennessee; both conveyances resulting in David Briggs being the vested owner of an undivided two-thirds (2/3) interest in the above-described property and Kelton D. Herston being the vested owner of an undivided one-third (1/3) interest in the above-described property, said interest now subject to the terms of the Last Will & Testament of Kelton Dean Herston due to his death on December 4, 2018, probated in the Davidson County Seventh Circuit Court, Case No. 18P2115.

This is improved property commonly known as 1203 16th Avenue South, Nashville, Davidson County, Tennessee 37212.

Kelton D. Herston is one and the same person as Kelton Dean Herston.

Anthony Herston is one and the same person as Anthony Lee Herston.

David Briggs joins in the execution of this instrument for the sole purpose of acknowledging and clarifying that the intent of the parties in the prior above-referenced conveyances is as stated above.

Said property is conveyed subject to limitations, restrictions, and encumbrances of record as may affect the premises.

Witness my hand this 15 day of December, 2020.

ANTHONY HERSTON

DAVID BRIGGS

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, the within named ANTHONY HERSTON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of December, 2020.

NOTARY PUBLIC

My Commission Expires: 11/6/2024

BRIAN S SHELTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, the within named DAVID BRIGGS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose contained therein.

Witness my hand and official seal at NASHVILLE, TN, this 28th day of DECEMBER, 2020.

NOTARY PUBLIC

My Commission Expires: 9/7/2021

NANCY L. TUCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021