This space for Register's Office:

PREPARED BY:

Lyn Graves, Attorney
302 N Spring Street
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 561746 DEEDQC
01/27/2021 08:22:36 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210127-0011791

ADDRESS NEW OWNER:

Betty Darlene Larson & Patricia Ann Wiggins
128 Quinn Circle
Nashville, TN 37210

SEND TAX BILLS TO:

New Owners

Map & Parcel No. 95-0-10-0-001.00

EXECUTRIX DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **I, Patricia Ann Wiggins, Executrix of the Estate of James Lee Belcher,** have this day bargained and sold and do hereby convey unto **Betty Darlene Larson, a single woman and Patricia Ann Wiggins, a single woman as joint tenants with the right of survivorship,** hereinafter called the **Grantees,** all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Being all of Lot 3, on the plan of Nor Moore, according to survey and plat of same appearing of record in Book 2133, Page 54 of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof. Beginning on the northeasterly margin of Quinn Circle at the corner of Lot Nos. 2 and 3; thence with the line between said two lots, northeastwardly 270 feet to the corner of Lots Nos. 3 and 4; thence with the line between two lots southwardly 266.3 fee to the northerly margin of Quinn Court; thence with said Court westwardly 111 feet to the beginning of a curve; thence around said curve in a northwesterly direction 39.3 feet to the northeasterly margin of Quinn Circle; thence with said Circle northwestwardly 171 feet to the beginning.

Being the same property conveyed to James Lee Belcher and wife, Patricia Ann Belcher by warranty deed recorded in Book 2449, Page 314, Register's Office for Davidson County, Tennessee. The said Patricia Ann Belcher passed away on April 10, 2013, thereby title vesting solely in James Lee Belcher as a matter of law. The said James Lee Belcher passed away on November 20, 2019,

naming as his sole heir, Betty Darlene Larson and naming Patricia Ann Wiggins as Executrix of his Estate, pursuant to Last Will & Testament of James Lee Belcher.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.
This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.
This is improved property known as: 128 Quinn Circle Nashville, TN 37210.
Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR(s) COVENANT(s) with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR(s) FURTHER COVENANT(s) and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

I convey as Executor only, as fully and completely as I could or should do, but no further otherwise and I am not personally bound upon any of the covenants or warranties contained herein.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 11 day of December, 2020.

Patricia Ann Wiggins

Patricia Ann Wiggins, Executrix of Estate of James Lee Belcher

STATE OF Tennessee
County of Wilson

BEFORE ME, the undersigned authority, on this day personally appeared Patricia Ann Wiggins, Executrix of the estate of James Lee Belcher, known to me to be the person whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that she executed the same for the purposes and consideration therein expressed, and acknowledged the same to be her free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 11 day of December, 2020.

My Commission Expires
March 7, 2022

Wendy L Crist

WENDY L. CRIST
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public in and for the
State of Tennessee

My Commission Expires:

STATE OF Tennessee
COUNTY OF Wilson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Sworn and subscribed before me on December 18th. 2020.

Notary Public

My Commission Expires: 11/17/2024

