QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 568682 DEEDQC
02/04/2021 01:21:30 PM 10 pgs
Fees: $52.00 Taxes: $0.00
20210204-0016444

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 day of December 2020.

Notary Public
MY COMMISSION EXPIRES: (AFFIX SEAL)

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Heirs of the Estate of Norma Dean McMurtry	SAME AS NEW OWNER	053030349.00
(NAME) 1408 Cleves Street	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Dorothy Fleming Ballenger, Heather Elizabeth Ballenger, Paul Franklin Ballenger, Betsy Elizabeth Ballenger, Mary Fleming Ladd, Robert Brian Ladd and Jennifer Denise Ladd, Heirs at Law of Pauline Wright Fleming** hereinafter called the Grantor(s), has quitclaimed **Dana Patrick McMurtry, Personal Representative of the Estate of Norma Dean McMurtry on behalf of the devisees, which are Krista K. Clark, Dana P. McMurtry, Aeryne McMurtry, Cordelia McMurtry and Sarannah McMurtry, Mother, Natural Guardian and Next of Friend of Asa McMurtry, Minor, pursuant to the agreement of record in Instrument No. 202102040016442, said Register's Office**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Tract I

Land in Davidson County, Tennessee, being Lot(s) 230, as shown on the map entitled Section B, Village of Old Hickory , of record in Plat Book 1424, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES R. MCMURTRY AND WIFE NORMA JEAN MCMURTRY, by deed from DOROTHY FLEMING BALLENGER AND MARY FLEMING LADD CO-EXECUTRICES OF THE ESTATE OF PAULINE WRIGHT FLEMING, of record in Book 11125, page 803, dated September 23, 1998, said Register's Office. (Executrices did not have authority under the will to convey) Being further conveyed to TRAVIS CLARK AND WIFE, KRISTA CLARK, by quitclaim deed from JAMES R. MCMURTRY AND WIFE NORMA JEAN MCMURTRY, of record in Instrument No. 20020219-0021241, dated January 2, 2002, said Register's Office. The said Travis Clark having since died on October 12, 2017 leaving Krista Clark the surviving tenant by the entirety. KRISTA CLARK further conveyed to JAMES R. MCMURTRY AND WIFE NORMA JEAN MCMURTRY, by quitclaim deed of record in Instrument No. 20180904-0087275, dated July 16, 2018, said Register's Office. The said James R. McMurtry having since died on or about November 8, 2018 leaving Norma Jean McMurtry the surviving tenant by the entirety. The said Norma Jean

McMurtry having since died testate on or about February 24, 2020 devising subject property to Dana Patrick McMurtry, Krista Kay Clark and Scott McMurtry pursuant to her will of record in the Davidson County, Tennessee Probate Court, Docket No. 20P630. The said Scott McMurtry predeceased Norma Jean McMurtry leaving his interest to his 3 children Aeryne McMurtry (Adult), Cordelia McMurtry (Adult) and Asa McMurtry (Minor). For further reference see Affidavit of Heirship of record in Instrument No. 202102040016443 said Register's Office. Pursuant to the Order on Agreement to Sell Property by the Estate, dated November 24, 2020, of record in Docket No. 20P-630, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, a certified copy of which is of record in Instrument No. 202102040016442 Register's Office, DANA PATRICK MCMURTRY, PERSONAL REPRESENTATIVE OF THE ESTATE OF NORMA DEAN MCMURTRY has authority to convey said property on behalf of all of the beneficiaries.

Tract II

Land in Davidson County, Tennessee, being Lot(s) 231, as shown on the map entitled Section B, Village of Old Hickory , of record in Plat Book 1424, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES R. MCMURTRY AND WIFE NORMA JEAN MCMURTRY, by deed from DOROTHY FLEMING BALLENGER AND MARY FLEMING LADD CO-EXECUTRICES OF THE ESTATE OF PAULINE WRIGHT FLEMING, of record in Book 11125, page 803, dated September 23, 1998, said Register's Office. The said Norma Jean McMurtry having since died testate on or about February 24, 2020 devising subject property to Dana Patrick McMurtry, Krista Kay Clark and Scott McMurtry pursuant to her will of record in the Davidson County, Tennessee Probate Court, Docket No. 20P630. The said Scott McMurtry predeceased Norma Jean McMurtry leaving his interest to his 3 children Aeryne McMurtry (Adult), Cordelia McMurtry (Adult) and Asa McMurtry (Minor). For further reference see Affidavit of Heirship of record in Instrument No. 202102040016443 Register's Office. Pursuant to the Order on Agreement to Sell Property by the Estate, dated November 24, 2020, of record in Docket No. 20P-630, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, a certified copy of which is of record in Instrument No. 202102040016442aid Register's Office, DANA PATRICK MCMURTRY, PERSONAL REPRESENTATIVE OF THE ESTATE OF NORMA DEAN MCMURTRY has authority to convey said property on behalf of all of the beneficiaries.

INCLUDED IN THE ABOVE DESCRIPTION OF TRACT I AND II, BUT EXCLUDED SPECIFICALLY EXCLUDED FROM this conveyance is the right-of-way for Lawrence Street, a Public Road.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

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.

This is improved and improved property known as 1408 Cleves Street, Old Hickory, TN 37138.

Witness my hand this 16TH day of December 2020.

Dorothy Fleming Ballenger

Dorothy Fleming Ballenger

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dorothy Fleming Ballenger, the herein bargainor(s), 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 purposes therein contained.

Witness my hand and official seal, this the 16th day of December, 2020.

Notary Public

My Commission Expires: 4/28/23

(SEAL)

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Witness my hand this 14 day of December, 2020.

Heather Elizabeth Ballenger Gray

STATE OF TN
COUNTY OF Rutherford

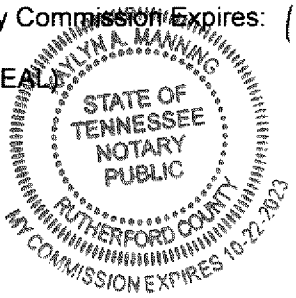
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Heather Elizabeth Ballenger Gray, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14 day of December, 2020.

Notary Public

My Commission Expires: 10-22-23

(SEAL)



Witness my hand this 11th day of December, 2020.

Paul Franklin Ballenger

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Franklin Ballenger, the herein bargainor(s), 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 purposes therein contained.

Witness my hand and official seal, this the 11th day of December, 2020.

Notary Public

My Commission Expires:

(SEAL)

BECKY R DAWSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

exp. January 8, 2024

Witness my hand this 13 day of November, 2020.

Betsy Ballenger Segars

Betsy Ballenger Segars

STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Betsy Ballenger Segars, the herein bargainor(s), 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 purposes therein contained.

Witness my hand and official seal, this the 13 day of November 2020.

Stephanie A Wright

Notary Public

My Commission Expires: 10.01.23

(SEAL)

STEPHANIE A. WRIGHT
NOTARY PUBLIC
STATE OF ALABAMA
COMM. EXP. 10-01-2023

Witness my hand this 21 day of November, 2020.

Mary Fleming Ladd

Mary Fleming Ladd

STATE OF Tennessee
COUNTY OF Sumner

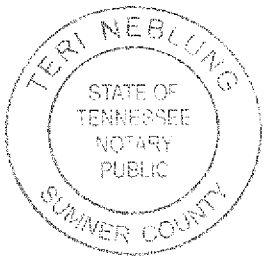
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Fleming Ladd, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21 day of November 2020.

Notary Public

My Commission Expires: 6/22/2021

(SEAL)



My Commission Expires June 22, 2021

Witness my hand this 20th day of November, 2020.

Robert Brian Ladd

Robert Brian Ladd

STATE OF TN
COUNTY OF Sumner

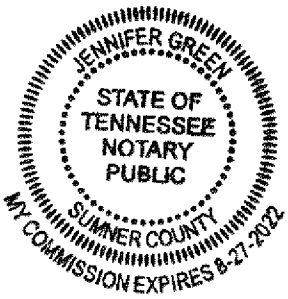
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Brian Ladd, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

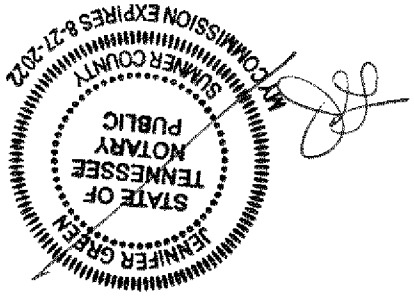
Witness my hand and official seal, this the 20 day of November, 2020.

Notary Public

My Commission Expires:

(SEAL)





Witness my hand this 21st day of November, 2020.

Jennifer Denise Ladd White

Jennifer Denise Ladd White

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Denise Ladd White, the herein bargainor(s), 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 purposes therein contained.

Witness my hand and official seal, this the 21st day of November, 2020.

Camille Meadows

Notary Public

My Commission Expires: April 18, 2022

(SEAL)

CAMILLE MEADOWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY