THIS INSTRUMENT WAS PREPARED BY:
Jonathan Williams, Attorney
LARRY R. WILLIAMS, PLLC
315 Deaderick Street, Suite 1510
Post Office Box 190632
Nashville, Tennessee 37219-0632
615-256-8880

Karen Johnson Davidson County
Batch# 568799 DEEDQC
02/05/2021 08:16:45 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210205-0016601

EXECUTOR'S QUITCLAIM DEED

New Owner:	Send Tax Bills To:	Parcel Number:
Robert Gerard Pfaus 1009 Todd Preis Drive Nashville, TN 37221	Owner	142010A09700CO

KNOW ALL PERSONS BY THESE PRESENTS, that MARY SUSAN CHAPPELL, the duly-appointed Executrix, of THE ESTATE OF MARY A. PFAUS, deceased (the "decedent"), which estate is administered in the Circuit Court for Davidson County, Tennessee, Probate Division, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to Article V of the decedent's Will, which was duly admitted to Probate in Davidson County, Tennessee, Circuit Court Clerk's Office for said County, hereby releases, remises and forever quitclaims unto ROBERT GERARD PFAUS, his heirs and assigns, all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Unit No. 0-3, together with the Carport designated No. 0-3-C, in River Plantations, Section One, A Condominium, a Horizontal Property Regime, located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section One, Condominium Apartments, recorded in Book 4460, page 59, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4562, page 474, of the Register's Office of Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantations, Section One, Condominium Apartments, contained in the Master Deed, and the By-Laws appended thereto, recorded in Book 4562, page 474, of the Register's Office of Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.
>
> BEING the same property conveyed to Robert G. Pfaus and wife Mary A. Pfaus by Haury and Smith Contractors, Inc., a Tennessee Corporation via Warranty Deed, as of record in Book 4635, page 431, of the Register's Office of Davidson County, Tennessee. The said Robert G. Pfaus having since died and having predeceased Mary A. Pfaus, the property vested in Mary A. Pfaus taking fee simple title as surviving tenant by the entirety. The said Mary A. Pfaus having since died on May 1, 2019, the Last Will and Testament of Mary A. Pfaus was duly admitted to probate in the Probate Court for Davidson County, Tennessee, Case Number 19P1531 and

Mary Susan Chappell was duly appointed Executrix of the Estate of Mary A. Pfaus, deceased.

The above legal description is the same as that contained in the previous deed of record.

This is improved property known as 8207 Sawyer Brown Road, 0-3, Nashville, TN 37221

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

WITNESS my hand this 21st day of January 2021.

Mary Susan Chappell
MARY SUSAN CHAPPELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY SUSAN CHAPPELL, with whom I am personally acquainted, and who acknowledged that she executed the written instrument for the purposes therein contained.

Witness my hand and seal at office on this the 21st day of January 2021.

EDWINA SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXP. JUNE 20, 2023

Edwina Smith
Notary Public

My Commission Expires: 06/20/2023

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Zero ($0.00) Dollars.

Mary Susan Chappell
AFFIANT

Sworn to and subscribed before me, this 21st day of January 2021.

Edwina Smith
Notary Public

My Commission Expires: 06/20/2023

