NEW OWNER:

Rob Gallagher
3933 Lakeridge Run
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

Map/Parcel:
73-16-A-129CO

THIS INSTRUMENT PREPARED BY:

Carolyn Christoffersen, Attorney at Law
2494 N. Mt. Juliet Road, Suite 300
Mt. Juliet, TN 37122

File No. 20-0098

This instrument was prepared with information provided by the parties.

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 571543 **DEEDQC**
02/10/2021 08:23:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210210-0018708

EXECUTOR'S QUITCLAIM DEED

Jo Ann Gallagher died on May 26, 2020, leaving a Will dated November 11, 2008. The Will was admitted to probate on September 14, 2020 in the Probate Court for Wilson County, Tennessee. The Will named Robert Jon Gallagher as Executor. The Executor is duly qualified. All debts of the Decedent have been paid. The Executor, by signing this Deed, releases any right the Executor has to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the provisions of the Will of Jo Ann Gallagher, Robert Jon Gallagher, Executor of the Estate of Jo Ann Gallagher, quitclaims unto Robert Jon Gallagher, his heirs and assigns, forever, all right, title and interest in and to the following tract of land, situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 129 as shown on the Plat of Cumberland Trace of record in Book 5200, page 700, Register's Office for Davidson County, Tennessee, together with an undivided membership in The Cumberland Trace Homeowner's Association as described in Book 6218, page 528, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jo Ann Gallagher, unmarried, by Quitclaim Deed from Roy Christopher Magill and wife, Linda Chandler Magill and Alice Stovall Magill, unmarried, dated January 5, 1995 and of record in Record Book 9913, Page 318, Register's Office for Davidson County, Tennessee.

This is IMPROVED property 129 Cumberland Trace, Nashville, TN 37214.

This transfer is by Quitclaim and I make no warranties about the title.

WITNESS OUR SIGNATURES this 29th day of January, 2021.

Robert Jon Gallagher, Executor of the
Estate of Jo Ann Gallagher

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, Robert Jon Gallagher, Executor of the Estate of Jo Ann Gallagher, deceased, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of January, 2021.

Notary Public

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 10/06/2021

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed to before me, this the 29th day of January, 2021.

Notary Public

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 10/06/2021