Karen Johnson Davidson County
Batch# 575911 DEEDQC
02/23/2021 02:21:36 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210223-0022288

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in the preparation of this quitclaim deed.*	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. _____ Affiant Subscribed and sworn to before me, this 4th day of February, 2021. _____ Notary Public My Commission Expires: _____

QUITCLAIM DEED

Address New Owner: Howard L. Stubblefield 437 Lynn Drive Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: 132 16 0 033.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Howard L. Stubblefield, individually and as the Executor of the Estate of Peggy Lewis Stubblefield,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Howard L. Stubblefield,** his heirs and assigns, all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 810 on the Plan of Caldwell Hall, Section XIII of record in Book 3300, Page 66, Register's Office for Said County, as follows:

Said Lot No. 810 fronts 78 feet on the westerly side of Lynn Drive and runs back 162.15 feet on the northerly line and 171.24 feet on the southerly line to a dead line in the rear on which it measures 102.69 feet.

Being the same property conveyed to Howard H. Stubblefield and wife, Peggy Stubblefield, by deed from William D. Nowels and wife, Thelma M. Nowels, of record in Book 4480, Page 971, dated February 8th, 1971, said Register's Office.

Howard H. Stubblefield having died April 19th, 2012. His interest in the subject property having passed to Peggy Lewis Stubblefield as the surviving tenant by the entirety. Peggy Lewis Stubblefield having died on June 23rd, 2019. Her Last Will and Testament, being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Case No. #19P1406, subject property was devised to her two children, Melinda Ann Stubblefield and Howard L. Stubblefield.

Melinda Ann Stubblefield having died intestate on August 21st, 2020. See Probate Case No. #20P1731. See affidavits of heirship recorded in Instrument No. 20210223-0022286 and Instrument No. 20210223-0022287, in the Register's Office of Davidson County, Tennessee establishing Harold L. Stubblefield as the only heir of Melinda Ann Stubblefield.

This is improved property known as 437 Lynn Drive Nashville, TN 37211

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of February 2021.

Howard L. Stubblefield

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Howard L. Stubblefield**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4th day of February 2021.

Notary Public
My Commission Expires:

SHIRA KINGREY
NOTARY PUBLIC
DAVIDSON COUNTY

Howard L. Stubblefield, Executor of the Last Will and Testament of Peggy Lewis Stubblefield

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Howard L. Stubblefield**, Executor of the Estate of Peggy Lewis Stubblefield, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand, at office, this 4th day of February, 2021

Notary Public

My Commission Expires: _____