THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd Ste. 130** **Nashville, TN 37215** *No title search was performed in preparation of this Quitclaim Deed.*	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. _____ Affiant Subscribed and sworn to before me, this 5th day of March, 2021. _____ Notary Public My Commission Expires: _____

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

QUITCLAIM DEED

Address New Owner: Leif E. Pilkerton 111 Harpeth Trace SMT Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: 143-03-0D-111.00 CO

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, **Leif E. Pilkerton, Executor of the Estate of James Fredrick Pilkerton, Jr.,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Leif E. Pilkerton, unmarried,** their heirs and assigns, all of their 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 a certain condominium apartment being Unit No. 111 in an Horizontal Property Regime located on the Plan of Harpeth Trace Condominiums, of record in Book 5050, Page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Frederick Pilkerton, Jr. and Mary Knox B. Pilkerton by Warrant Deed from Randall L. Kinnard and wife, Peggy S. Kinnard, of record in Instrument No. 20190531-0051823, Register's Office of Davidson County, Tennessee. Mary Knox Pilkerton, now deceased on June 29, 2020 and J. Fred Pilkerton, a/k/a James Fredrick Pilkerton, Jr. is now deceased on October 22, 2020, as shown in the Probate Court for Davidson County, Tennessee, Probate Case No. 20P-1933.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Karen Johnson Davidson County
Batch# 588045 DEEDQC
03/09/2021 04:03:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210309-0031077

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 5th day of March 2021.

Estate of James Fredrick Pilkerton, Jr.

BY: Leif E. Pilkerton, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leif E. Pilkerton, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executor for the Estate of James Fredrick Pilkerton, Jr., the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 5th day of March 2021.

Notary Public
My Commission Expires: _____

HOLLY DEES
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