Prepared by:
Gordon Law Group, PLC
49 Music Square West, Suite 505
Nashville, TN 37203

OLIVIA PARK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1.

Affiant

Subscribed and sworn to before me, this 22 day of March, 2021.

Notary Public

Address of New Owner:	**Send Tax Bills to:**	**Map & Parcel No.**
Mark Francesckina 7437 Bidwell Road Joelton, Tennessee 37080	New owner	Map 14, Par. 149

EXECUTOR'S QUITCLAIM DEED

Tammy L. Francesckina died on December 17, 2019, leaving a Last Will and Testament dated May 11, 2018 (the "Will"). The Will was admitted to probate on May 21, 2020, in the Circuit Court of Davidson County, Tennessee (Probate Division), Docket Number 20P687. The Will named Mark Francesckina (the "Executor") as executor. The Executor is duly qualified. All debts of the decedent have been paid. The Executor, by signing this Deed, releases any right that 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 Tammy Lynn Francesckina, Executor hereby quitclaims unto Mark Francesckina all right, title, and interest in the following described real estate in Davidson County, Tennessee:

> Land in the 14th Civil District of Davidson County, Tennessee, being Lot Number 2 on the Plan of McGehee & Harvison Acres, of record in Plat Book 5210, Page 235, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Tammy L. Francesckina and husband, Mark Francesckina, by deed from Kevin Steele and wife, Stacey Henderson Steele, filed of record in Book 11412, page 484, Register's Office for Davidson County, Tennessee.

This is IMPROVED PROPERTY known as 7437 Bidwell Road, Joelton, Tennessee 37080. This description is the same as in the prior deeds. The legal description of the herein described property was taken from the parties. Title to this property has not been examined by the preparer of this instrument and no opinion is expressed or implied. This transfer is by Quitclaim and no warranties are made with respect to the title.

THIS CONVEYANCE IS MADE SUBJECT TO restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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

Karen Johnson Davidson County
Batch# 602307 **DEEDQC**
03/29/2021 11:58:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210329-0040816

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 22 day of March, 2021.

Mark Francesckina, Executor of the Estate of Tammy Lynn Francesckina

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Mark Francesckina**, the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, this 22 day of March, 2021.

Notary Public

My Commission Expires: 09/06/22

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STATE OF TENNESSEE NOTARY PUBLIC
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