Karen Johnson Davidson County
Batch# 648445 DEEDQC
06/03/2021 09:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210603-0074380

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC
100 Bluegrass Commons, Suite 2370
Hendersonville, Tennessee 37075
615.822.8822

Grantee:	Abbey Mae McCasland	Map & Parcel No.:
Address:	1134 Cherbron Drive	Map: 41
	Nashville, TN 37207	Group: 4
		Parcel: 61

Send tax notice to: 101 Foxwood Trail
Hendersonville, TN 37075

EXECUTOR'S QUITCLAIM DEED

WHEREAS, Eddie Jackson Webb died on December 7, 2019, leaving a Last Will and Testament dated July 5, 2018, (hereinafter collectively the "Will"). The Will was admitted to probate on February 11, 2020 in the Circuit (Probate) Court, Davidson County, Tennessee, Docket Number 20P-196.

WHEREAS, Eddie Jackson Webb owned certain real property in Davidson County, Tennessee, more particularly described below (the "Property");

WHEREAS, the Will named Barabra Ann Collins as Personal Representative. The Personal Representative is duly qualified. All debts of the decedent have been paid.

WHEREAS, the Will named Abbey Mae McCasland as the beneficiary of this Property;

WHEREAS, the parties wish to document this testamentary transfer;

NOW THEREFORE, in accordance with the provisions of the Will, Barabra Ann Collins, Personal Representative, hereinafter "GRANTOR," does hereby transfer, convey and quitclaim to Abbey Mae McCasland, hereinafter "GRANTEE", all of GRANTOR'S right, title and interest in and to the Property in Davidson County, Tennessee more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 43 of Dalemore Subdivision Sec. III, located in the 10th Civil District, as recorded in Book 3300, Page 6, in the Register's Office for Davidson County, Tennessee.
>
> Lot #43 begins at a pin in the northerly margin of Cherbron Drive, 11 feet west of a monument in the said margin of Cherbron Drive, thence north 86° 45' W. along the margin of said drive, 136 feet to a pin; thence north 3°15' east 211 feet to a monument; thence north 34° 41' 30" east 185.91 feet to a pin; thence south 11° 51' 30" east, 149.86 feet to a monument; thence south 30° 15' west 224.92 feet to the point of the beginning.
>
> Being part of the same property conveyed to Eddie Jackson Webb and Barbara Jane Birdwell, as Tenants in Common with Right of Survivorship, the said Barbara Jane Birdwell now being deceased having died on October 20, 2009, by

Quitclaim Deed from Anna Louise S. Webb, dated January 25, 2001 and recorded February 14, 2001 in Instrument No. 20010214-0014283 in the Register's Office of Davidson County, Tennessee.

This Conveyance is made subject to restrictive covenants of record in Book 3250, page 299, R.O.D.C., Tennessee, easements and set back lines as appear in plan of Dalemore Subdivision, Section III.

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

THIS TRANSFER IS BY QUITCLAIM AND WE MAKE NO WARRANTIES ABOUT THE TITLE. THIS DEED IS PREPARED ON INFORMATION PROVIDED BY THE GRANTEE/GRANTOR AND NO EXAMINATION OF TITLE HAS BEEN MADE BY THE PREPARER. PROPERTY IS SUBJECT TO LIENS AND ENCUMBRANCES OF RECORD. EXHIBIT A IS A COPY OF THE BUREAU OF TENNCARE RELEASE.

Witness my hand this 19 day of May, 2021.

ESTATE OF EDDIE JACKSON WEBB

By: Barabra Ann Collins
Barabra Ann Collins, Personal Representative

STATE OF TENNESSEE
COUNTY OF SUMNER

On this the 19 day of May, 2021, before me personally appeared, Barabra Ann Collins, as Personal Representative of the Estate of Eddie Jackson Webb, to me known or proved to me on the basis of satisfactory evidence to be the person or persons described in and who execute the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and notarial seal.

Pam Will
Notary Public

My commission expires: 3/19/25

PAM WILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

AFFIDAVIT

I hereby swear or confirm that the actual consideration or value, whichever is greater, for this transfer is $0.00. T.C.A. §67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. §67-4-409(a)(5) further provides the valuation oath is unnecessary.

Barabra Ann Collins

Barabra Ann Collins, Personal Representative

Subscribed and sworn to before me, this the 19 day of May, 2021.

Pam Will

Notary Public

My commission expires: 3/19/25



CERTIFICATE OF AUTHENTICITY

I, Johnny C. Garrett, IV, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Amanda Matacale, a notary public for this county and state, Johnny C. Garrett, IV, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: March 25, 2025

AMANDA C MATACALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER