Karen Johnson Davidson County
Batch# 649335 DEEDQC
06/04/2021 08:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210604-0074992

PREPARED BY:

Andrew J. Bellm, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, May 26, 2021.

Notary Public

My Commission Expires: 3-8-22

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

New Owner Address:
Rhonda Sue Wheeler Sides and Donna Jan Wheeler
3340 Johnakin Drive
Nashville, TN 37211

Send Tax Bills To:
Donna Jan Wheeler
3331 Johnakin Drive
Nashville, TN 37211

Map-Parcel Number:
148 02 0 031.00

EXECUTRIX'S QUITCLAIM DEED

Rhonda Sue Wheeler Sides, Executrix of The Estate of Betty Sue Wheeler, deceased (the "Decedent"), who died on February 9, 2020 and whose estate is open and is being administered pursuant to Decedent's Last Will and Testament and Codicil duly admitted to probate and of record in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 20P-769, for consideration of $10.00, hereby releases, remises and quitclaims unto **Rhonda Sue Wheeler Sides** and **Donna Jan Wheeler**, as tenants in common, all the right, title and interest of the Decedent's estate in and to a tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

<Signature page to follow.>

WITNESS my hand on this day, 23rd May, 2021.

Rhonda Sue Wheeler, Executrix

Rhonda Sue Wheeler Sides, Executrix of the Estate of Betty Sue Wheeler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rhonda Sue Wheeler Sides, Executrix of the Estate of Betty Sue Wheeler** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this day, 23 May 2021.

June Rae Wagoner
Notary Public

My Commission Expires: January 6, 2025

JUNE RAE WAGONER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

821693.1/020200335

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Luna Heights, Section III, as of record in Book 2900, page 138, Register's Office for said County, as follows:

BEGINNING at a point in the northerly margin of Luna Drive at the corner of Lots 57 and 58; thence with the line between said lots, northeasterly 237 feet to a corner of Lot 59; thence with the line between Lots 58 and 59, northwesterly 137.1 feet to the easterly margin of Johnakin Drive; thence with the margin of the same, southwesterly 209.6 feet to the beginning of a curve; thence around said curve, southerly 41.4 feet to the margin of Luna Drive; thence with the margin of the same, southeasterly 184.9 feet to the point of beginning.

Being the same property conveyed to Milford Ronald Wheeler and wife, Betty Sue Wheeler from A. S. Johnson by deed of record in Book 3436, page 319, Register's Office for Davidson County, Tennessee. Milford Ronald Wheeler having died on July 17, 2010 and Betty Sue Wheeler becoming sole owner by rights of survivorship. Said Betty Sue Wheeler having since died on February 9, 2020, leaving a Last Will and Testament and Codicil which have been admitted to probate in the Seventh Circuit Court (Probate Division) of Davidson County, Tennessee under Docket No. 20P-769 under which the subject property is devised to the Grantee herein.

The legal description above is the same as in the previous deed of record.

This is improved real property commonly known as 3340 Johnakin Dr., Nashville, TN 37211.

True Copy Certification

I, Andrew J. Bellm, 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 DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Andrew J. Bellm 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: 3/08/2022
Notary's Seal

LYNNE B. JERVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

821693.1/020200335