Karen Johnson Davidson County
Batch# 672717 DEEDQC
07/08/2021 09:29:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210708-0091863

EXECUTOR'S QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY
The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Trecia Freeman **501 E. Palestine Blvd.** **Madison, TN 37115**	**SAME**	**052 09 0 009.00**

KNOW ALL PERSONS by these presents that **Louise L. Hill**, deceased (the "Decedent"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the vesting of title to the real estate passing under the Decedent's Will that was duly admitted to probate as a in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 21P356, hereby releases, remises and quitclaims unto:

TRECIA FREEMAN

all right, title and interest of the Decedent and the Decedent's estate in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> Being part of Lot No. 17 on the Map of Montague Subdivision on Gallatin Pike, as of record in Book 421, Page 129, register's office for said County, described according to a survey made by James A. Hamilton, Jr., Surveryor, October 23, 1954, as follows:
>
> Beginning on the northeasterly margin of East Palestine Boulevard at a point north 54 degrees 30 minutes west 107 feet from the line between lots Nos. 17 and 18, being the northwesterly line of the property converyed to Norval Moss and wife, by deed from Alvin L. Escue et al, of record in Book 2810, Page 407, said Register's Office; thence with Moss' northwesterly line northerly and parallel with the southeasterly margin of Fernbank Avenue north 35 degrees 45 minutes easr 120 feet; thence north 54 degrees 30 minutes west 108 feet to the southeasterly margin of Fernbank Avenue, as widened; thence with same south 35 degrees 45 minutes west 120 feet to the northeasterly margin of East Palestine Boulevard; thence with same south 54 degrees 30 minutes east 108 feet to the beginning
>
> Being the same property conveyed to Joseph W. Hill and wife, Louise Hill by Warranty Deed from Alvin L. Escue and George B. Escue of record in Book 2862, Page 631, Register's Office for Davidson County.
>
> Joseph W. Hill having predeceased Louise Hill.

Louise Hill, died testate on August 28, 2020, and devised said property to Trecia Freeman by Will duly probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No.: 21P356.

This property is quitclaimed subject to any conditions, restrictions, reservations, or easements, of record.

This is improved property known as 501 East Palestine Boulevard, Madison, TN 37209

WITNESS MY HAND this the 18 day of MAY, 2021.

Trecia Freeman, Personal Representative Estate of Louise Hill

Trecia Freeman, Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Trecia Freeman,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 18 day of May, 2021.

CHERYL BLAY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

Cheryl Blay
NOTARY PUBLIC
My Commission Expires: September 02, 2024

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

Beverly Brady
AFFIANT

Sworn to and subscribed to before me this 20th day of May, 2021.

DONALD K. BYRD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

Donald K Byrd
NOTARY PUBLIC
My Commission Expires: 7-3-23