Karen Johnson Davidson County
Batch# 707034 DEEDQC
08/30/2021 12:23:06 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210830-0116639

NT PREPARED BY: **John G. Fahner** **Kennedy & Associates, PLLC** 3052 Lebanon Pike Nashville, Tennessee 37214 (615) 883-4998	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(D).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Deborah L. Crews 2712 Fortland Drive Nashville, TN 37206	SAME	096 09 0 029.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that **Deborah Lynn Crews**, the duly-appointed Executor, a certified copy of her Letters Testamentary being attached hereto as Exhibit A, of the Estate of Gail Marie Simpson, deceased (the decedent), which estate is administered in the Probate Court for Davidson County, Tennessee, Case No. 21P-253, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's Last Will and Testament, which was duly admitted to probate in Davidson County, Tennessee and recorded in Probate Court Clerk's Office for said County, hereby releases, remises forever, and quitclaims unto **Deborah Lynn Crews** all of the right, title, and interest of the decedent and the decedent's estate in and to a certain tract of land in Davidson County, Tennessee, described more particularly as follows:

> Land in Davidson County, Tennessee being Lot No. 154 on the Plan of Woodberry Park, as of record in Book 2133, pages 117, 118, and 119, Register's Office for said County.
>
> Beginning at a point on the southerly margin of Lorna Drive at the common corner of Lots 154 and 155; thence with the line between said lots, southwardly 244 feet to a point; thence northwestwardly 25.5 feet to a point, and continuing northeastwardly 63.2 feet to a

point on the westerly margin of Senecca Drive; thence with the margin of said Drive, northwardly 213.5 feet to the beginning of a curve; thence with said curve, northwestwardly 39.8 feet to a point on the southerly margin of Lorna Drive; thence with the margin of said Drive, westwardly 62.6 feet to the beginning.

Being the same property conveyed to Horace W. Simpson and wife, Gail M. Simpson, both now deceased, from Robert E. Helton and wife, Nancy S. Helton by Warranty Deed recorded in Book 4139, Pages 508-509 in the Register's Office for Davidson County, Tennessee

This is improved property known as 330 Lorna Drive, Nashville, Tennessee 37214.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 26th day of August, 2021.

Deborah Lynn Crews, Executor

Deborah Lynn Crews, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah Lynn Crews, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of August, 2021.

My Commission Expires: 5/7/24

Tiffany Beckman

Notary Public

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EFILED 03/01/21 04:18 PM CASE NO. 21P253 Richard R. Rooker, Clerk

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **DEBORAH LYNN CREWS** DOCKET NO: **21P253**

*It appearing to the Court that **GAIL MARIE SIMPSON** has died leaving a written Will in which you are appointed **Executrix** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **DEBORAH LYNN CREWS**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this **March 1st, 2021**.*

RICHARD R. ROOKER, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **DEBORAH LYNN CREWS** as **Executrix** of the estate of **GAIL MARIE SIMPSON**, deceased, and I do further certify that **DEBORAH LYNN CREWS** is still acting **Executrix** of the estate of **GAIL MARIE SIMPSON** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 5 day of March, 20 21.

RICHARD R. ROOKER, Clerk

_____ D.C.