4527 Belmont Park Terrace
Davidson County

Prepared by and Return to:

Tommy C. Estes
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Karen Johnson Davidson County
Batch# 709603 DEEDQC
09/02/2021 02:36:08 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210902-0118605

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
J. Stephen Norton and Virginia N. Rodgers, Co-Trustees of the Alma A. Norton Family Trust 895 Robertson Academy Road Nashville, TN 37220	Same	131 11 0 018.00

Alma A. Norton (hereinafter referred to as the "Decedent") died on November 24, 2020, leaving a Last Will and Testament dated August 6, 1999. Decedent's husband, Herman A. Norton, pre-deceased the Decedent, having died on July 17, 1992. Decedent was the sole surviving beneficiary of her spouse, Herman A. Norton. The Last Will and Testament of the Decedent was admitted to probate on February 5, 2021, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, and assigned the case number 21P71. The Personal Representative, J. Stephen Norton, is duly qualified. Debts of the Decedent have been paid. The Personal Representative, by signing this Personal Representative's Quitclaim Deed, releases any right the Personal Representative has to recover this property in the event of the insolvency of Decedent's estate.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, J. Stephen Norton, Personal Representative of the Estate of Alma A. Norton (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, does hereby quitclaim and convey unto Virginia N. Rodgers and J. Stephen Norton, Co-Trustees of the Alma A. Norton Family Trust, (hereinafter referred to as "Grantee"), their successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Section I, Seven Hills, as of record in Book 2133, pages 81 and 82 in the Register's Office of Nashville, Davidson County, Tennessee.

Beginning at a point in the westerly margin of Belmont Park Terrace at the corner of Lots 51 and 52; thence with the line between said lots westerly 227.5 feet to a corner of Lots 50 and 53; thence with the line between Lots 50 and 51, northerly 198.2 feet to the south margin of Belmont Park Court; thence with the margin of the same, easterly around a slight curve 165. 7 feet to the beginning of a curve; thence around said curve, southeasterly 40.7 feet to the westerly margin of Belmont Park Terrace; thence with the margin of the same southerly around a slight curve 218 feet to the point of beginning.

Being the same property conveyed to Herman A. Norton and wife, Alma A. Norton by deed dated February 27, 1954, and recorded in Book 2271, Page 345, in Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to the restrictions, limitations and easements set out in an instrument of record in Book 2249, page 184, said Register's Office, and also subject to the owner's certificate as set out on the plan of said Subdivision which is of record in Book 2133, pages 81 and 82, said Register's Office.

This is improved property known as: 4527 Belmont Park Terrace, Nashville, in Davidson County, Tennessee.

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to the Decedent. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 1st day of September, 2021.

ESTATE OF ALMA A. NORTON-GRANTOR

By: _____

J. Stephen Norton,
Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Tommy C. Estes, a Notary Public of this County, J. STEPHEN NORTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Personal Representative of the Estate of Alma A. Norton and that he executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 1st day of September, 2021.

Tommy C. Estes
Notary Public
My Commission Expires: 05-07-2024



This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(D).