Karen Johnson Davidson County
Batch# 750110 DEEDQC
11/05/2021 12:42:20 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211105-0148322

Prepared by and Recording Requested by:
Gaines & Associates PLLC
5214 Maryland Way, Ste. 402
Brentwood, TN 37027

Map/ Parcel #: 118-4-321

EXECUTOR'S SPECIAL DEED

Owner & Property Address:	*	Mail Tax Statement to:
Diane Davis Wauford	*	Diane Davis Wauford
2320 Kline Avenue	*	310 Vaughn Road
Nashville, TN 37211	*	Nashville, TN 37221

GLADYS M. WAUFORD, the decedent, died testate on the 30th day of June, 2017. Her estate was probated in the Williamson County Probate Court under Case No. P 9446 on November 13, 2017. DIANE DAVIS WAUFORD was appointed Executor on February 22, 2018 and is duly qualified. DIANE DAVIS WAUFORD is the only residuary beneficiary of the Estate. The undersigned Executor quitclaims all of the decedent's right, title and interest in the below described real estate located in Davidson County, Tennessee to:

DIANE DAVIS WAUFORD

Said real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 357 on the Plan of the Subdivision of Lot "A" in Grandview Heights, of record in Book 161, Page 169, Register's Office for said County.

SAID Lot No. 357 fronts 50 feet on the easterly side of Kline Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James H. Wauford by Quit Claim Deed of record at Book 9413, Page 710 in the Register's Office of Davidson County, Tennessee. The said James H. Wauford died June 7, 2004. The Last Will and Testament of James H. Wauford was probated in Williamson County Probate Court on June 23, 2004 under Case No. P04-3716 and title having vested in Gladys M. Wauford as sole beneficiary.

SAID GRANTOR TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

This is a transfer from an Executor to implement a testamentary devise. No actual monetary consideration is given by the Grantee and this conveyance is exempt from recordation tax under T.C.A. §67-4-409(D).

IN TESTIMONY WHEREOF, this instrument has been executed this 20 day of July, 2021, by the undersigned.

ESTATE OF GLADYS M. WAUFORD

DIANE DAVIS WAUFORD, Executor

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared DIANE DAVIS WAUFORD. to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 20 day of July 2021.

JOHN J. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 05/07/2024

This conveyance is exempt from recordation tax under T.C.A. §67-4-409(D). No oath of value is required for this deed in accordance with the provisions of T.C.A. §67-4-409(D).