THIS INSTRUMENT PREPARED BY:
PAUL A. GONTAREK, ESQ.
HOWARD MOBLEY HAYES & GONTAREK, PLLC
2319 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 759007 DEEDQC
11/22/2021 11:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211122-0154669

EXECUTOR'S QUITCLAIM DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. This transfer is exempt from real estate transfer tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D).

Peggy D Mathes

PEGGY MATHES, Administrator, Affiant

Subscribed and sworn to before me,
this 12th day of November, 2021.

J Brent Mathes

Notary Public
My Commission Expires: 3/18/2024

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number:
William Michael Massey 765 Harpeth Knoll Road Nashville, TN 37221	William Michael Massey 765 Harpeth Knoll Road Nashville, TN 37221	142-14-0-099.00

KNOW ALL MEN BY THESE PRESENTS that **Peggy Mathes, as Administrator of the Estate of Phillip M. Loughrey, deceased** (the "Decedent"), who died on September 6, 2020, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency 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 that was duly admitted to probate in Davidson County, Tennessee (Case No. 20P-1535 in the Seventh Circuit Court, Probate Division), hereby quitclaims and conveys unto **William Michael Massey** (the "Grantee"), his successors and assigns, all of the

Decedent's right, title, and interest in and to certain real property located in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 304 on the Plan of Harpeth Valley Park, Section III, of record in Book 4175, Page 15, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed by Deborah Neill to Phillip M. Loughrey by Warranty Deed dated June 25, 2007, of record as Instrument No. 20070702-0078931, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This is improved property known as 741 Myhr Drive, Nashville, Tennessee 37221.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Decedent.

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

WITNESS my hand this the 12th day of November 2021.

Peggy D Mathes

PEGGY MATHES, as Administrator of the ESTATE OF PHILLIP M. LOUGHREY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PEGGY MATHES, as Administrator of the ESTATE OF PHILLIP M. LOUGHREY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and while under oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 12th day of November, 2021.

J Brent Mathes

Notary Public

My Commission Expires: 3/6/2024

CERTIFICATE OF AUTHENTICITY

I, Paul A. Gontarek, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11-12-2021.

11-16-2021
Date

Paul A. Gontarek

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 16th day of November, 2021.

Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

