Karen Johnson Davidson County
Batch# 759007 DEEDQC
11/22/2021 11:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211122-0154671

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

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: 3/6/2024

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
William Michael Massey 765 Harpeth Knoll Road Nashville, TN 37221	William Michael Massey 765 Harpeth Knoll Road Nashville, TN 37221	100-00-0-042.00

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:

> Being Lot No. 13 on the Plan of Rowena O'Brien Farm, Section 1, as of record in Book 4955, page 77, Register's Office for said County.
>
> Said Lot No. 13 fronts 380 feet on the east side of Indian Creek Road, and runs back 442.41 feet on the northerly line and 531.56 feet on the southerly line to a line in the rear on which it measures 390.32 feet.
>
> Lot No. 13 being the same property conveyed by Larry T. Flair and wife, Mary M. Flair, to Phillip M. Loughrey by deed dated January 6, 1981 and recorded in Book 5698, page 792, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 27, 1982, and pursuant to the Divorce Decree and Property Settlement Agreement entered in the case styled *Suzanne Berry Loughrey v. Phillip Maynard Edward Loughrey*, Civil Action No. 82D-1612, Second Circuit Court of Davidson County, Tennessee, Suzanne B. Loughrey conveyed any interest she had in said lot to Phillip M. Loughrey.

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 Matthews

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)

