STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 17th day of Dec, 2021.

Notary Public

My Commission Expires: 11-3-25

Karen Johnson Davidson County
Batch# 781589 DEEDQC
12/29/2021 03:47:40 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211229-0171444

THIS INSTRUMENT PREPARED BY:
CHRISTIAN S. HOFSTETTER
95 White Bridge Road, Suite 509
Nashville, TN 37205

ADDRESS NEW OWNERS:	**SEND TAX BILL TO:**	**PARCEL ID:**
Patrick Joseph Donlon, et al 6116 Elizabethan Drive Nashville, TN 37205	SAME	11704022300

EXECUTOR'S QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS that, **Patrick Joseph Donlon, Executor of the Estate of Joyce Moore Donlon**, deceased, for and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of Joyce Moore Donlon, opened in Davidson County, Tennessee, and filed under Docket Number 21P444, Probate Court for Davidson County, Tennessee has bargained and sold, and by these presents does convey, remise, release and forever quitclaim unto **Patrick Joseph Donlon, William Edward Donlon, Timothy Mark Donlon and Ruth Donlon Bowles**, their heirs and assigns, all the interest in and to a certain tract or parcel of land situated and being in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 1, Block "D", Belmont Terrace Annex No. 3, of record in Book 1130, Page 24, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 is described as follows: Beginning at a point in the easterly margin of Hawthorne Place, being the common corners of Lots Nos. 1 and 2; thence northerly 45.5 feet along the easterly margin of Hawthorne Place, to the beginning of a curve; thence 30.9 feet around said curve to a point in the southerly margin of Wildwood Avenue; thence easterly along the margin of said Avenue, 140.5 feet to the westerly margin of a 15 foot alley; thence southerly along the margin of said alley, 65 feet to a point; being the common rear corners of Lots Nos. 1 and 2; thence westerly along the line between said lots, 160 feet to the point of beginning.

Being the same property conveyed to N. J. Donlon, and wife, Joyce M. Donlon by Deed from George Braskas Hobbs, Jr., and wife, Gladys L. Hobbs of record in Book 2697, Page 7, Register's Office for Davidson County, Tennessee. N. J. Donlon died on January 2, 2002, and Joyce M. Donlon a/k/a Joyce Moore Donlon died on November 16, 2020.

The Deed of Trust Note in favor of George Braskas Hobbs, Jr, and wife, Gladys L. Hobbs, has been paid in full, and a Full Release of Lien from First Federal Savings and Loan Association of Nashville was recorded in Book 5353, Page 48, Register's Office, Davidson County, Tennessee.

This is improved property known as 2800 Hawthorne Place, Nashville, TN.

This conveyance is subject to any and all existing restrictions, easements, encumbrances and covenants of record.

WITNESS my hand this 17th day of DECEMBER, 2021.

Patrick Joseph Donlon, Executor
Estate of Joyce Moore Donlon

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patrick Joseph Donlon, Executor of the Estate of Joyce Moore Donlon,** 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of Dec, 2021

CHRISTIAN S. HORSTMANN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: 11-2-25

The information contained herein was supplied solely by the parties hereto without the benefit of title examination. The preparer makes no warranty as to the state of title to the real property conveyed herein or to the accuracy of the information contained herein.