THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

Karen Johnson Davidson County
Batch# 784653 DEEDQC
01/05/2022 09:09:04 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220105-0001647

EXECUTOR'S QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Pamela E. Lee and James L. Elliott, Jr. 2502 Shadow Lane Nashville, TN 37216	Same	073-10-0-011.00

WHEREAS, Thelma E. Elliott owned the real property and improvements commonly known as 2502 Shadow Lane, Nashville, Davidson County, Tennessee 37216, as more particularly described below (the "Property"):

LAND in Davidson County, Tennessee, being Lot(s) 89, as shown on the map entitled Gibson Heights, of record in Book 1835, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

BEING the same property conveyed to JAMES L. ELLIOTT AND WIFE, THELMA E. ELLIOTT, by deed from WILLIAM F. WAHL AND WIFE, HAZEL M. WAHL, of record in Book 3571, page 87, dated June 1, 1963, said Register's Office. Said JAMES L. ELLIOTT having since died leaving THELMA E. ELLIOTT as surviving tenant by the entirety.

FURTHER BEING the same property conveyed to JAMES L. ELLIOTT, JR. AND PAMELA E. LEE, by deed from THELMA E. ELLIOTT, of record in Instrument No. 20060803-0094419, dated July 2, 2006, said Register's Office.

FURTHER BEING the same property conveyed to THELMA E. ELLIOTT, by quitclaim deed from JAMES L. ELLIOTT, JR. AND PAMELA E. LEE, of record in Instrument No. 20130110-0003474, dated December 21, 2012 said Register's Office. THELMA E. ELLIOTT having since died testate on or about April 7, 2021.Pursuant to the terms of the will of record in Docket No. 21P901 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, a certified copy of which is of record in Instrument No. 20211122-0154558, Register's Office for Davidson County, Tennessee, said property is to be administered as part of the probate estate under the control of the Executor.

WHEREAS, said Thelma E. Elliott passed away on April 7, 2021, leaving a Last Will and Testament dated May 17, 2017 (the "Will");

WHEREAS, the Will was admitted into probate by the Davidson County Circuit (Probate) Court, Case No. 21P901 (the "Estate"), and a certified copy of which is of record as Instrument No. 20211122-0154558, Register's Office for Davidson County, Tennessee;

WHEREAS, David A. Lee was duly-appointed as Executor of the Estate by the Davidson County Circuit (Probate) Court (the "Executor");

WHEREAS, under the Will, the beneficiaries were as follows: Pamela E. Lee and James L. Elliott, Jr., in equal shares (collectively, the "Beneficiaries");

WHEREAS, the Executor wishes to convey the Property from the said Estate to said Beneficiaries.

NOW, THEREFORE, for and in consideration of the premises, DAVID A. LEE, AS EXECUTOR OF THE ESTATE OF THELMA E. ELLIOTT, by these presents, transfers and conveys unto PAMELA E. LEE, a 50.00% undivided tenant-in-common interest in the Property, and JAMES L. ELLIOTT, JR., a 50.00% undivided tenant-in-common interest in the Property, each a resident of the State of Tennessee (collectively, "Grantees"), their heirs, successors and/or assigns, all of his rights, title and interests in and to the Property.

The Property is conveyed to Grantees, their heirs, successors and/or assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. The Executor transfers the Property to Grantees on an "as-is, where-is" basis.

IN WITNESS WHEREOF, the undersigned has hereunto set his signature, to be effective as of the 12 day of December, 2021.

GRANTOR:

David A. Lee, Executor of the Estate of Thelma E. Elliott

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Before me, JOSH HANKINS, a Notary Public of the State and County aforesaid, personally appeared DAVID A. LEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor of the Estate of Thelma E. Elliott, and that he as such Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Executor.

Witness my hand and seal, at Office in Hendersonville, Tennessee, this 17 day of December, 2021.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 10-21-2025

Notary Public

My commission expires: 10/21/25

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D), no tax is due for the recording of this instrument.

AFFIANT

Sworn to and subscribed before me, this 17 day of December, 2021.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 10-21-2025

Notary Public

My commission expires: 10/21/25