This Instrument Prepared By:
Neil E. Barnes, Esq.
Baker Law Group, PLLC
P.O. Box 250, Charlotte, TN 37036
Prepared from information received from Grantor
No title search requested or performed.

Karen Johnson Davidson County
Batch# 803026 DEEDQC
02/10/2022 07:48:23 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220210-0015318

EXECUTRIX'S QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that WANDA TILLEY, Executrix of the Estate of Anita Helen Bond Murray, deceased, FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable considerations, receipt of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of Anita Helen Bond Murray, the decedent's will having been duly admitted to probate in Davidson County, Tennessee, and recorded in Docket No.:21P1739, Probate Court Clerk's Office for said county, has bargained and sold and hereby remises, releases and forever quitclaims unto, **WANDA TILLEY and JAMES JOHNSON,** their heirs and assigns, my right title and interest in the following described tract of land in Davidson County, Tennessee, together with any improvements thereon to wit:

Being Lot No. 3 on the Plan of Sterling Heights, Section 2, of record in Plat Book 1424, Page 104, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Anita B. Murray, by Warranty Deed from Patricia Shelton, dated July 31, 2001, and of record in Volume 20010802, Page 82601, in the Register's Office of Davidson County, Tennessee.

This property description was taken from the last deed of record. Said property is conveyed subject to such limitations, restrictions, encumbrances, and easements as may affect the premises.

This property is known as 92 Jay St., Nashville, Tennessee 37210.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 2nd day of February 2022.

EXECUTRIX
Wanda Tilley
WANDA TILLEY

STATE OF TENNESSEE)
COUNTY OF DICKSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and

State, the within named WANDA TILLEY, Executrix of the Estate of Anita Helen Bond Murray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Charlotte, Tennessee, on this 2nd day of 2022, 2022.

Linda Kaye Halstead
NOTARY PUBLIC

My Commission Expires: 09-23-2025

Pursuant to TCA 67-4-409(a)(3)(D), this transfer is exempt from transfer tax.

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ADDRESS NEW OWNER
AND SEND TAX BILLS TO:
Wanda Tilley and James Johnson
92 Jay St.
Nashville, Tennessee 37210

Tax Map and Parcel No.: 119 06 0 039.00

LINDA KAYE HALSTEAD
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY