Instrument prepared by:

Matt Maniatis
Maniatis Law PLLC
211 Donelson Pike, Ste 204
Nashville TN 37214
615-366-1211

Send tax bills to:

NEW OWNER

Map & Parcel:

053 03 0 274.00

Address of new owner:

Joseph Phillip Rand
1410 Turner Street
Old Hickory, TN 37138

Karen Johnson Davidson County
Batch# 808852 DEEDQC
02/22/2022 09:38:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220222-0019683

EXECUTOR'S QUITCLAIM DEED

GEORGE ARTHUR RAND died on January 23, 2020, leaving a will dated October 23, 2019. The will was admitted to probate on August 20, 2020 in the Circuit Court of Davidson County, Tennessee, docket number 20P1407. The will named JOSEPH PHILLIP RAND as executor. The executor is duly qualified. All debts of the decedent have been paid. The Tennessee Inheritance Tax clearance does not apply as the decedent died after December 31, 2015. The executor, by signing this Deed releases any right the executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the will of GEORGE ARUTHUR RAND, JOSEPH PHILLIP RAND, Executor, quitclaims to JOSEPH PHILLIP RAND all right, title, and interest in the following described real estate in Davidson County, Tennessee:

BEING Lot No. 148 of Section "B" on the Plan of E.I. DuPont de Nemours and Company's Subdivision, as of record in Book 1424, Page 67, Register's Office for said County.

SAID Lot No. 148 is described as follows:

BEGINNING on the westerly margin of Turner Street at the corner of lots Nos. 148 and 148; thence with the line between said lots, westwardly 86.3

feet to the corner of lots Nos. 147, 148, 153, and 154; thence with the line between lots Nos. 148 and 154, southwardly 55.8 feet to the northerly margin of Fifteenth Street: thence with the northerly margin of said Street, eastwardly 76.3 feet to the beginning of a curve; thence around said curve with a radius of 10 feet to the westerly margin of Turner Street; thence with the westerly margin of said Street, northwardly 45.8 feet to the beginning.

BEING the same property conveyed to Dorothy R. Rand, Trustee, and her successors-in-trust, of the Dorothy R. Rand Revocable Living Trust, from Dorothy R. Rand, by Quit Claim Deed dated the 5th day of October, 1999, of record in Deed Book 11707, Page 934, in the Register's office for Davidson County, Tennessee

BEING the same property conveyed to George Arthur Rand, from George Arthur Rand, ,Successor Trustee of the successors-in-trust of the Dorothy R. Rand Revocable Living Trust, by Quit Claim Deed dated February 24, 2011, of record in Instrument No. 20110224-0015156, Register's office for Davidson County, Tennessee.

This is improved property, known as 1410 Turner Street, Old Hickory, TN 37138.

The transfer is by Quitclaim and we make no warranties about the title.

Witness my hand at Nashville, Tennessee, this the 1st day of February, 2022.

Estate of George Arthur Rand

BY: Joseph Phillip Rand
Executor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, Joseph Phillip Rand, with whom I am personally acquainted, or whose identity was demonstrated to me by satisfactory evidence, and who acknowledged that the foregoing document was executed for the purposes set forth therein.

Witness my hand, at office, this 1st day of February, 2022.

Notary Public
My Commission Expires: 11-6-2023

JAMIE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.