Karen Johnson Davidson County
Batch# 817375 DEEDQC
03/08/2022 01:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220308-0026489

This Instrument Was Prepared By:

James Bryan Lewis, Esq.
1300 Division Street
Suite 307
Nashville, TN 37203

**This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).**

| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| Gavin Shane DeGraw<br>555 Church Street, Apt. 2307<br>Nashville, TN 37219 | 093-06-1C-127 | Same as Owner |
| | | |

## QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Joseph Wayne DeGraw,** the duly-appointed Executor, a certified copy of his Letters Testamentary being attached hereto as ***Exhibit A***, of the **Estate of John Wayne DeGraw**, the Decedent, which estate is administered in the Probate Court for Davidson County, Tennessee, Case No. 20P-1966, for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the Decedent pursuant to the Decedent's will, which was duly admitted to probate in Davidson County, Tennessee on December 18, 2020, hereby releases, remises forever and quitclaims unto **Gavin Shane DeGraw**, all of the right, title and interest of the Decedent and the Decedent's estate in and to a certain real estate in Davidson County, Tennessee, described more particularly as follows:

Real property in Davidson County, Tennessee, being Unit No. FU-2305, together with the appurtenant interest in the common elements of Cumberland Penthouses, a Condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20050405-0037081, Register's Office for Davidson County, Tennessee, as amended and restated by Amended and Restated Master Deed, of record as Instrument No. 20050527-0060253; First Amendment of record in Instrument No. 20090320-0025437 and Second Amendment of record as Instrument No. 20120820-0074399, said Register's Office, said Unit being depicted on the Condominium Plat attached as Exhibit C to the aforementioned Master Deed, as amended and restated.

Being the same property conveyed to John W. DeGraw and Lynne DeGraw, husband and wife, by deed from Hardin-Miller Properties, LLC, a North Carolina Limited Liability Company, of record as Instrument Number 20121128-0109276 dated November 28, 2012 said Register's Office for Davidson County, Tennessee; the said John Wayne DeGraw having passed on July 2, 20220 and Lynne DeGraw having passed on September 1, 2017.

This is improved property located at 555 Church Street, #2305, Nashville, Davidson County, Tennessee 37219.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 3 day of February, 2022.

**JOSEPH WAYNE DEGRAW, Executor**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph Wayne DeGraw, Executor of the Estate of John Wayne DeGraw,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument as his free act and deed in his capacity as **Executor of the Estate of John Wayne DeGraw** for the purposes therein contained.

Witness my hand and official seal on this the 3rd day of February, 2022.

JULIENNE RONQUILLO
Notary Public-State of Nevada
APPT. NO. 18-1972-1
My Appt. Expires 03-05-2022

NOTARY PUBLIC

My Commission Expires: 03-05-2022

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

# LETTERS TESTAMENTARY

TO: **JOSEPH WAYNE DEGRAW** DOCKET NO: **20P1966**

*It appearing to the Court that **JOHN WAYNE DEGRAW** has died leaving a written Will in which you are appointed **Executor** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **JOSEPH WAYNE DEGRAW**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this **December 29th, 2020**.*

RICHARD R. ROOKER, Clerk

D.C.

STATE OF TENNESSEE )

DAVIDSON COUNTY )

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **JOSEPH WAYNE DEGRAW** as **Executor** of the estate of **JOHN WAYNE DEGRAW**, deceased, and I do further certify that **JOSEPH WAYNE DEGRAW** is still acting **Executor** of the estate of **JOHN WAYNE DEGRAW** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 29 day of December, 2020.

RICHARD R. ROOKER, Clerk

D.C.

I, Jordan T. Myers, 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 2/3/22 (date of document).

Affiant Signature

Date 2/3/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of Feb, 2022.

Notary's Signature

MY COMMISSION EXPIRES: _____

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024