NEW OWNER:

Travis L. Dougharty
216 Montchanin Road
Old Hickory, TN 37138

SEND TAX BILLS TO:
New Owner

Map/Parcel 084-04-0-028.00

THIS INSTRUMENT PREPARED BY:

ROCHELLE, McCULLOCH & AULDS
P.L.L.C.
109 North Castle Heights Avenue
Lebanon, TN 37087

PREPARED FROM INFORMATION
PROVIDED BY THE PARTIES

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 821281 DEEDQC
03/14/2022 09:42:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220314-0029246

EXECUTOR'S QUITCLAIM DEED

Margaret B. Dougharty died on June 25, 2020, leaving a Will dated July 7, 2016. The Will was admitted to probate on January 5, 2022, in the Probate Court, Davidson County, Tennessee. The Will named Travis L. Dougharty as Executor. The Executor is duly qualified. All debts of the Decedent have been paid. 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 Margaret B. Dougharty, Travis L. Dougharty, Executor of the Estate of Margaret B. Dougharty, quitclaims unto **TRAVIS L. DOUGHARTY**, his heirs and assigns, forever, all right, title and interest in and to the following tract of land, situate and lying in the 3rd Civil District of Davidson County, Tennessee, bound and described as follows, to-wit:

> Being Lot No. 25 on the Plan of Section One, McGavock Heights, as of record in Book 2330, Page 70, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Glenoaks Drive and the northeast corner of said lot; thence with the margin of Glenoaks Drive southerly 117.9 feet to a concrete monument at the beginning of a curve; thence around said curve in a southwesterly direction 39.27 feet to a concrete monument in the north margin of Midvale Drive; thence with the north margin of Midvale Drive, westerly 110.05 feet to a concrete monument; thence along the west line of Lot 25, north 3 degrees 39' west 140.1 feet to a concrete monument; thence along the rear line of said lot north 82 degrees 35' east 120 feet to the point of beginning.

Being the same property conveyed to Mary McCall McCulloch and Margaret Ann Dougharty by Co-Administratrix Quitclaim Deed dated June 14, 2012, from Mary McCall McCulloch and Margaret Ann Dougharty, Co-Administratrix of the Estate of James C. Beasley, deceased, of record in Instrument 201206150052723, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Margaret Ann Dougharty by warranty deed from Mary McCall McCulloch as to her one-half (1/2) undivided interest, dated March 6, 2014, and of record in Instrument Number 20140310-0020016, Register's Office for Davidson County, Tennessee. (Margaret Ann Dougharty and Margaret B. Dougharty being one and the same person.)

This is improved property commonly known as 2800 Glenoaks Drive, Nashville, Tennessee 37214.

This transfer is by Quitclaim and I make no warranties about the title.

WITNESS MY SIGNATURE this 9th day of March, 2022.

Travis L. Dougharty, Executor of the
Estate of Margaret B. Dougharty

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, Travis L. Dougharty, Executor of the Estate of Margaret B. Dougharty, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of March, 2022.

Notary Public

DAVID B. FOUTCH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 5-21-2025

T.C.A. § 67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. § 67-4-409(a)(5) further provides the valuation oath is unnecessary, the Affidavit being used to evidence transfer of title to the property to the beneficiary.