Karen Johnson Davidson County
Batch# 830795 DEEDQC
03/30/2022 08:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220330-0036525

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
jeff@howardmobley.com

BROOKE RECTOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 21st **day of March, 2022.**

Brooke Rector
Notary Public

My Commission Expires: 11-06-2023

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

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel No.:
Ann D. Cochran 5025 Hillsboro Pike, #15-Y Nashville, TN 37215	-SAME-	Map 116-16-0 Parcel 116.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Jeffrey Mobley, Executor of the Estate of Loura Jane Herndon Baxendale, deceased** (the "decedent"), who died on November 16, 2021, in connection with the distribution of the estate of the decedent pursuant to the decedent's Will that was duly admitted to probate in Davidson County, Tennessee, on January 28, 2022, and recorded under Docket No. 21P2324 in the Seventh Circuit Court Clerk's Office (Probate Division) for said county, hereby releases, remises and quitclaims unto **Ann D. Cochran** all of the right, title and

interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS my hand this 21st day of March, 2022.

Jeffrey Mobley, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Mobley, Executor, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of March, 2022.

Brooke Rector
Notary Public

My Commission Expires: 11-06-2023

BROOKE RECTOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

EXHIBIT A

Legal Description

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 37 on the Map of Part 1, Wallace Subdivision, as of record in Book 1424, page 16, Register's Office for said County.

Said Lot No. 37 fronts 100 feet on the easterly side of Sneed Avenue, and runs back 203.2 feet on the northerly line and 208.2 feet on the southerly line, to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Arthur Hatcher Baxendale, Jr. and wife, Loura Jane Herndon Baxendale, by deed from Arthur C. Burt and wife, Elizabeth P. Burt, of record in Book 2046, page 75, Register's Office for Davidson County, Tennessee.

Arthur Hatcher Baxendale, Jr. predeceased Loura Jane Herndon Baxendale.

Loura Jane Herndon Baxendale subsequently died on November 16, 2021, and devised the subject property to Ann D. Cochran by Will recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on January 28, 2022, under Docket No. 21P2324.

This is improved property known as 4114 Sneed Road, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 March 21, 2022.

03-23-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 23rd day of March, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

