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TRI STAR TITLE & ESC
1535 W NORTHFIELD BLVD,
MURFREESBORO, TN 37129

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that, **Debbie Lynn Cawthorn, a Single Woman,** for and in consideration of Ten Dollars and 00/100's ($10.00) does hereby bargain, sell, remise, quitclaim, and convey unto **Stephen E Stoll, a Single Man,** all their right, title, and interest including, but not limited to their marital interest in and to the following described real estate, located at **830 Old Coach Court, Nashville, TN, 37076;** located in **Davidson County, Tennessee,** described as follows:

A certain condominium apartment in Davidson County, Tennessee, being all of Unit No. 830, on the plan of Fox Run Condominiums, First Revision – Part of Section 2, according to plat and survey appearing of record in Book 5200, page 357, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said unit.

Being the same property conveyed to Deborah Lynn Cawthorn, a Single Woman, by deed from Fox Run Company, Inc., a Tennessee Corporation, dated June 29, 1983, appearing of record in Record Book 6031, pages 256, of the Register's Office of Davidson County, Tennessee.

The said Deborah Lynn Cawthorn having since died as of June 14, 2021, leaving Stephen E. Stoll as Executor appearing in Circuit Court Probate Division, of record in Case No. 21P1351, filed March 25, 2022, Davidson County Probate Court.

Conveyance of such property is made expressly subject to the following: 1) The Plat of record in Book 5200, page 148, of said Register's Office, shows as Owner's Certificate, and certain easements and set back lines; 2) The premises herein is a condominium apartment established pursuant to all the provisions of Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed as of record in Book 5535, page 713, Register's Office for Davidson County, Tennessee; and as corrected by Deed of Correction of record in Book 5895, page 516, said Register's Office; and Second Deed of Correction of record in Book 5936, page 301, said Register's Office; 3)Taxes for the current year which have been prorated and the payment of which has been assumed by the grantee.

IN TESTIMONY WHEREOF he/she has(we) hereunto set his/her hand(s) and seal(s) this 6 day of April, 2022.

Karen Johnson Davidson County
Batch# 836433 DEEDQC
04/08/2022 10:25:27 AM 1 pg
Fees: $12.00 Taxes: $0.00

20220408-0041110

The Estate of Deborah Lynn Cawthorn

BY: Stephen E. Stoll, Executor

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On the 6 day of April, 2022.

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **STEPHEN E. STOLL, IN HIS INDIVIDUAL CAPACITY AS EXECUTOR OF THE ESTATE OF DEBORAH LYNN CAWTHORN,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (QUITCLAIM DEED) for the purposes therein contained and that **STEPHEN E. STOLL, IN HIS INDIVIDUAL CAPACITY AS EXECUTOR OF THE ESTATE OF DEBORAH LYNN CAWTHORN.**

Witness my hand and official seal this 6 day of April, 2022.

My Commission Expires: 3/15/25

Notary Public

LINDSAY W. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

The actual consideration for this transfer is -0-

Affiant

Sworn and subscribed to me this 6 day of April, 2022.

My Commission Expires: 3/15/25

Notary Public

LINDSAY W. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Prepared by/Return to:
Tri Star Title & Escrow, LLC, 1535 W. Northfield Blvd., Unit 16, Murfreesboro, TN 37129
Map/Parcel: 64-12A-830
New Owner/Send Tax Bills To: Stephen E. Stoll, 830 Old Coach Ct, Hermitage, TN 37076
This information was provided solely by the parties.