Executor's Quitclaim Deed

Karen Johnson Davidson County
Batch# 836638 DEEDQC
04/08/2022 01:36:04 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220408-0041435

The actual consideration or value for this transfer is $ 0.00

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 7th day of APRIL, 2022.

NOTARY PUBLIC
My Commission Expires: March 3, 2025

CHRISTOPHER STOKES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 3, 2025

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Bvd. Old Hickory, TN. 37138 - (615) 847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Steve Henry, Trustee for Clarence Douglas Eatherly, S.N.T. 244 Ridgewater Way Mt. Juliet, TN 37122	New Owner	095 12 0 / 122.00

In further fulfillment of the terms of the ***Last Will and Testament*** of EDITH L. SHUTT, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **JOHN R. MILES**, Executor of the **Estate of EDITH L. SHUTT**, the GRANTOR herein, by these presents do transfer Quitclaim, and convey unto:

The CLARENCE DOUGLAS EATHERLY SPECIAL NEEDS TRUST, STEVE HENRY, Trustee, the GRANTEE herein, its successors and assigns, all right title and interest, equitable and otherwise, in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 43 on the Map of Martinwood Heights, as shown of record in Book 2133, page 63, Register's Office for Davidson County, Tennessee, to which said map reference is hereby made for a more complete description.

BEING all the same property conveyed to Edith L. Shutt, by deed from William L. Shutt, III, recorded April 5, 2000 and of record as **Instrument #200004050034535**, Register's Office for Davidson County, Tennessee. The said EDITH L. SHUTT, died Testate, in Davidson County on July 4, 2021, Probate Case **#21P-1482.** Authority granted under **Item IX** of said Last Will, authorizes her Executor, John R. Miles, to execute any document necessary to grant or convey the property.

The above description is the same as in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever. On behalf of the Estate, I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. I do further covenant and bind the Estate and its representatives, in their representative capacity

to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the following:

Real Property Taxes for the year 2022.

This is improved property known as: 2620 Lakeland Dr., NASHVILLE, TN 37214.

The Executor by signing this Deed declares that the Estate of EDITH L. SHUTT is solvent, and has no outstanding claims or taxes. The Executor releases any right the Executor has to recover this property in the event of subsequent insolvency of this Estate.

Witness my hand this 7th day of APRIL, 2022.

The Estate of EDITH L. SHUTT

By: John R. Miles, Executor

STATE OF TENNESSEE }
COUNTY OF }

Personally appeared before me, Christopher Stokes, a Notary Public in and for said County and State, the within named John R. Miles, the Executor for The Estate of EDITH L. SHUTT, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument, as such Executor for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of APRIL, 2022.

NOTARY PUBLIC

My Commission Expires: March 3, 2025

CHRISTOPHER STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Mar. 3, 2025

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