Karen Johnson Davidson County
Batch# 839216 DEEDQC
04/13/2022 02:04:17 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220413-0043078

PREPARED BY:

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# EXECUTRIX'S QUITCLAIM DEED

| Address of New Owner(s) | Send Tax Bills To: | Map and Parcel Numbers |
|---|---|---|
| Judy Carol Blake<br>2565 Devon Valley Drive<br>Nashville, TN 37221 | Same | 061120087 |

Know all men by these presents that Judy Carol Blake, as Executrix of the Sarah Ivadell Cantrell, Seventh Circuit Court for Davidson County, Tennessee Docket No: 21P2219, for and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and for the purpose of making a distribution from the Estate of Sarah Ivadell Cantrell, and releasing any claim of the Estate of Sarah Ivadell Cantrell, hereby quitclaims and conveys to Judy Carol Blake, an unmarried person, any and all interest that the Estate of Sarah Ivadell Cantrell may have in the following property:

> Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Eastdale Place, of record in Book 547, pages 29 and 30, Register's Office for said County. Said Lot No. 104 fronts 80 feet on the north side of Riverwood Drive and runs back 283.5 feet on the west line and 300.5 feet on the east line in the rear on which it measures 81.6 feet.
>
> BEING the same property conveyed to Emery P. Cantrell and wife, Ivadell Cantrell, by deed from William B. Rainey and wife, Jane M. Rainey, of record in Book 2736, Page 39, in said Register's office. Emery P. Cantrell died on June 3, 2011 while married to Ivadell Cantrell as noted by an Affidavit of Inheritance dated November 14, 2011, of record as Instrument Number 20111216-0098352, in the Register's Office for Davidson County, Tennessee.

Ivadell Cantrell and Sarah Ivadell Cantrell are one and the same person.

This is improved property known as 1137 Riverwood Drive, Nashville, Tennessee 37216.

This instrument is exempted from the valuation oath pursuant to *Tennessee Code Annotated* § 67-4-409(a)(5).

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

This instrument was prepared based solely upon information supplied by the parties, no record search having been conducted to verify the property description or to determine ownership or status of title.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 12 day of April, 2022.

Judy Carol Blake

Judy Carol Blake, Executrix

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Susan Long Oliver, a Notary Public in and for said County and State, the within named, Judy Carol Blake, Executrix, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of April, 2022.

Susan Long Oliver

Notary Public

My Commission Expires: 3-3-26

SUSAN LONG OLIVER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON