PREPARED BY:

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Batch# 839220 DEEDQC
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Fees: $17.00 Taxes: $0.00
20220413-0043083

EXECUTOR'S QUITCLAIM DEED

Address of New Owner(s)	Send Tax Bills To:	Map and Parcel Numbers
Charles Michael Welfel Joyce Elaine Sanders 1112 Old Shiloh Road Goodlettsville, TN 37072	Same	MAP: 067-00-0 PARCEL 106.00

Know all men by these presents that Charles Michael Welfel and Joyce Elaine Sanders as Co-Executors of the Estate of Martha Virginia Welfel, Seventh Circuit Court for Davidson County, Tennessee Docket No: 21P2177 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 Martha Virginia Welfel, or releasing any claim of the Estate of Martha Virginia Welfel, hereby quitclaim and convey to Charles Michael Welfel and Joyce Elaine Sanders any and all interest that the Estate of Martha Virginia Welfel may have in the following property:

Land in Davidson County, Tennessee, being Tract No. 11 of the Edie I. Bateman Farmer heir's lands, in the 13th Civil District, Davidson County, Tennessee, described according to an unrecorded survey by James & Moore Company, Inc., Dickson Tennessee, March 31, 1975 as follows:

Beginning at an iron pin on the south margin of Old Hickory Boulevard, said iron pin being in the common corner of Tract 10 and Tract 11; thence South 36deg. 00' East 1163.76 feet to an iron pin located in the northwesterly boundary of the J. W. Stewart and R. W. Parker lands; thence North 42deg. 51' East 173.00 feet to an iron pin; thence North 36deg. 00' West 1130.31 feet along the common boundary between Tract No. 11 and Tract No. 12 to an iron pin in the southerly margin of Old Hickory Boulevard; thence South 53deg. 59' West 170 feet along the southerly margin of Old Hickory Boulevard, to a point of beginning, said tract containing 4.47 acres, more or less.

Being the same property conveyed to Martha Virginia Welfel, unmarried by Warranty Deed from Charles M. Welfel, married, of record in instrument number 20001003-0097550, Register's Office for Davidson County, Tennessee.

This is improved property known as 4984 Old Hickory Boulevard, Nashville, Tennessee 37218.

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 13 day of April, 2022.

Charles Michael Welfel, Executor

Joyce Elaine Sanders, 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, Charles Michael Welfel, Executor of the Estate of Martha Virginia Welfel, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th 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

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, Joyce Elaine Sanders, Executrix of the Estate of Martha Virginia Welfel, 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 13th 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