Karen Johnson Davidson County
Batch# 839880 DEEDQC
04/14/2022 11:52:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220414-0043505

This instrument prepared by:
Doug Aaron
Attorney at Law
100 East Main Street
Manchester, TN 37355

Map No.:134-09-0
Parcel No: 086.00

Grantor: Sandra Powers, Executrix

Property Owner & Tax Responsibility:
Sandra Powers
9152 Woodbury Highway
Manchester, TN 37355

This instrument was prepared without benefit of survey or title search

EXECUTOR'S QUITCLAIM DEED

Gladys I. Kirchner acquired this parcel of property on May 28, 2008. GLADYS I. KIRCHNER died on August 16, 2021, leaving a Last Will and Testament dated June 18, 2019. The will was admitted to probate on September 21, 2021, in the Chancery Court of Coffee County, Tennessee at Manchester, being Docket Number 21-PR-176. The will named SANDRA POWERS as Executrix. The Executrix is duly qualified. All debts of the decedent have been paid. The Executrix, by signing this Deed, releases any right the Executrix has to recover this property in the event of the subsequent insolvency of this estate.

SANDRA POWERS, Executrix of the Estate of Gladys I. Kirchner, hereby quitclaims to SANDRA POWERS her right, title and interest in the following described real estate in Davidson County, Tennessee, being bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Woodland Hills, Phase I, as of record in Plat Book 6900, page 668, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Carlyn J. Earls, unmarried, by Warranty Deed from Benjamin Justin Peters and wife, Elizabeth Ann Peters dated October 21, 1999 and recorded October 26, 1999, in Book 11718, Page 215, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Gladys I. Kirchner by Warranty Deed from Carlyn J. Earls dated May 23, 2008 and recorded June 3, 2008, in Book 20080603, Page 0056386, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee herein.

Improved property known as: 3609 Donna Kay Drive, Nashville, Tennessee 37211.

This transfer is by Quitclaim and I make no warranties about the title.

WITNESS my hand at Manchester, Coffee County, Tennessee, this 7 day of April, 2022.

Estate of: GLADYS I. KIRCHNER

By Sandra L. Powers
Sandra Powers, Executrix

STATE OF TENNESSEE)
COUNTY OF COFFEE)

On this the 7 day of April, 2022, before me personally appeared SANDRA POWERS to me known or proved to me on the basis of satisfactory evidence to be the person or persons described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL at Manchester, Tennessee, this the 7 day of April, 2022.

Kimberly H. Thomas
NOTARY PUBLIC

KIMBERLY H THOMAS STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

11-15-2025
My Commission Expires

I, SANDRA POWERS, hereby swear or affirm that the purpose of this deed is to implement a testamentary devise and that hence the same is exempt from a transfer tax under the provisions of T.C.A.§67-4-409(a)(3)(D).

Sandra L. Powers
SANDRA POWERS

SWORN TO and Subscribed before me this 7 day of April, 2022.

Kimberly H. Thomas
NOTARY PUBLIC

My Commission Expires: 11-15-2025

KIMBERLY H THOMAS STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY