THIS DOCUMENT PREPARED BY: John G. Fahner y & Associates, PLLC)52 Lebanon Pike ille, Tennessee 37214 (615) 883-4998	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(D).

Karen Johnson Davidson County
Batch# 839933 DEEDQC
04/14/2022 12:42:58 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220414-0043549

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Nancy B. Gannon 311 Bowwood Drive Nashville, TN 37217	SAME	120 02 0 016.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that **William K. Nelms, III**, the duly-appointed Executor, a certified copy of his Letters Testamentary previously filed as an exhibit to instrument number 20220329-0036223, of the Estate of Vera York Barrett Williams, deceased (the decedent), which estate is administered in the Probate Court for Davidson County, Tennessee, Case No. 21P-1272, 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 in connection with the distribution of the estate of the decedent pursuant to the decedent's Last Will and Testament, a certified copy of which previously filed as an exhibit to instrument number 20220329-0036223, which was duly admitted to probate in Davidson County, Tennessee and recorded in Probate Court Clerk's Office for said County, hereby releases, remises forever, and quitclaims unto **Nancy B. Gannon** all of the right, title, and interest of the decedent and the decedent's estate in and to a certain tract of land in Davidson County, Tennessee, described more particularly as follows:

> Land in Davidson County, Tennessee being Lot No. 125 on the Map of Miro Meadows, as of record in Book 1424, Pages 94 and 95, Register's Office for said County.

Said Lot No. 125 fronts 70 feet on the north side of Kermit Drive and runs back 145.39 feet on the east line and 145.45 feet on the west line, to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to Bennie R. Galyon and wife, Vera Barrett Galyon from Clifton Eugene Kerr, Sr. and wife, Hazel M. Kerr by Warranty Deed recorded in Book 4447, Pages 142-143 in the Register's Office for Davidson County, Tennessee. Bennie R. Galyon died March 18, 1971, and Vera York Barrett Williams died March 25, 2021. Vera Barrett Galyon and Vera York Barrett Williams are one and the same person. The decedent was married to Bennie R. Galyon prior to her subsequent marriage to Thomas Wesley Williams.

This is improved property known as 1316 Kermit Drive, Nashville, Tennessee 37217.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 11th day of April, 2022.

William K. Nelms III (TMEy)

William K. Nelms, III, Executor of
The Estate of Vera York Barrett Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William K. Nelms, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of April, 2022.

My Commission Expires: 5/7/24

Tiffany Beckman

Notary Public

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON