Karen Johnson Davidson County
Batch# 856065 DEEDQC
05/16/2022 12:06:16 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220516-0056029

This Instrument Prepared by:
J. BLAKE FREEMAN, ATTC
323 Emery Drive
Nashville, TN 37214

PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES

EXECUTOR QUITCLAIM DEED

Address of New Owners:	Sent Tax Bill To:	Map & Parcel No.
Charles F. McCarthy 78 Riverpoint Pass Nashville, TN 37214	New owner	119-02-0 077-00

WHERE AS, Edward G. Dolan owned and held an interest in certain real property located in Davidson County, Tennessee, as more particularly described below; and

WHERE AS, Edward G. Dolan died unmarried on March 19, 2022, leaving a Last Will and Testament dated February 13th 2019, ("Will") which was admitted to probate in the Probate Court of Davidson County, Tennessee, on April 14th 2022, as Case No. 22P-585 and is recorded among said probate records; and

WHERE AS, as a result of the terms of the Will, the real property described herein is to be distributed to Charles F. McCarthy.

WHEREAS, the executor of the estate desires to evidence, by this quitclaim deed, the transfer of the real property herein described **to the heir** of Edward G. Dolan as stipulated in the Will.

NOW, THEREFOR FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Charles F. McCarthy**, EXECUTOR OF THE ESTATE OF Edward G. Dolan ("Grantor") this day executed this Executor Quitclaim Deed in order to evidence the transfer unto **Charles F. McCarthy** ("Grantee"), all of the interest, right and title in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, Being Lot No. 32 on the Plan of Cunningham Heights Subdivision, of record in Plat Book 2331, pg 76, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 80.0 feet on the southerly margin of Stirton Road and runs back between lines measuring 382.2 feet on the westerly line and 416.2 feet on the easterly line to a dead line measuring 95.0 feet thereon.

Being the same property conveyed to Edward G. Dolan, on January 31st 2008 in # 20080201-0010811 Register's Office for Davidson County, Tennessee.

This is improved property known as 203 Stirton Rd., Nashville, TN 37211

Edward G. Dolan was unmarried at the time of his death

This transfer is by Quitclaim and the Executor makes no warranties about the title.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 11th day of May, 2022.

Charles F. McCarthy, EXECUTOR OF THE ESTATE OF Edward G. Dolan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for the County and State, the within named **Charles F. McCarthy**, EXECUTOR OF THE ESTATE OF Edward G. Dolan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that they executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office, this 11th day of May, 2022.

My Commission Expires:

Notary Public

J. BLAKE FREEMAN
State of Tennessee Notary Public
DAVIDSON COUNTY, TN
My Commission Expires 05-07-2024

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value for this transfer is $-0-.

Affiant

Sworn to and subscribed to before me this the 11th day of May, 2022.

Notary Public/My Commission Expires:

J. BLAKE FREEMAN
State of Tennessee Notary Public
DAVIDSON COUNTY, TN
My Commission Expires 05-07-2024