Executor's QuitClaim Deed

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

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 16 day of MAY, 2022.

NOTARY PUBLIC

My Commission Expires: 03/06/2024

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Karen Johnson Davidson County
Batch# 857165 DEEDQC
05/17/2022 12:36:48 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220517-0056802

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Bvd. Old Hickory, TN. 37138 - (615) 847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
THOMAS C. FOX and wife JANET HALL FOX 501 Griffin Circle Hermitage, TN 37076	New Owner	073 11 0 / 036.00

In further fulfillment of the terms of the ***Last Will and Testament*** of CURTIS TILLEY ALLEN, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **THOMAS C. FOX** , Executor of the **Estate of CURTIS TILLEY ALLEN**, the GRANTOR herein, by these presents do QuitClaim transfer, and convey unto:

THOMAS C. FOX and wife, JANET HALL FOX, the GRANTEES herein, their heirs successors and and assigns, all right title and interest, equitable and otherwise, in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Being Lot. 404 on the Plan of Sunset View, Section V, of record in Book 2854, Page 20, Register's Office for said County.

Said Lot No. 404 fronts 100 feet on the south side of Ridgeland Drive and runs back 201.9 feet on the West line and 209 feet on the East line to a dead line in the rear which is a broken line on which it measures 46.7 feet.

BEING all the same property conveyed to Curtis T. Allen, unmarried, by Warranty deed from Freeda C. Dunlap, unmarried, of record as **Instrument #20030610-0079823**, Register's Office for Davidson County, Tennessee. The said Curtis C. Allen, a/k/a CURTIS TILLEY ALLEN, died Testate, in Davidson County on August 25, 2021, Probate Case **#21P-1919**, Devising, this property to Thomas C. Fox and Janet Hall Fox, under **Article II, (2)** of his Last Will, and under **Article IV** of his said Last Will, authorizing his Executor, THOMAS C. FOX , to execute any document necessary to convey the property.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the following:

Real Property Taxes for the year 2022.

This is improved property known as: 2311 Ridgeland Dr, NASHVILLE, TN 37214.

The Executor by signing this Deed declares that the Estate of CURTIS TILLEY ALLEN is solvent, and has no outstanding claims or taxes. The Executor releases any right the Executor has to recover this property in the event of subsequent insolvency of this Estate.

Witness my hand this 16th day of MAY, 2022.

The Estate of CURTIS TILLEY ALLEN

By: THOMAS C. FOX, Executor

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy Johnston Ellis IV, a Notary Public in and for said County and State, the within named THOMAS C. FOX, the Executor for The Estate of CURTIS TILLEY ALLEN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument, as such Executor for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 16 day of MAY, 2022.

NOTARY PUBLIC

My Commission Expires: 03/06/2024

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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