Map and Parcel Number: 131 12 0 014.00

Quitclaim Deed

Address of New Owner
Carol Lanieve Coles Andrews
3704-L Estes Road
Nashville, Tennessee 37215

Send Tax Bills To:

SAME

Karen Johnson Davidson County
Batch# 859656 DEEDQC
05/20/2022 11:21:58 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220520-0058842

This Instrument Prepared By:
J. Terry Price
GUENTHER, JORDAN & PRICE, PC
P. O. Box 696
101 5th Avenue West, Suite 102
Springfield, Tennessee 37172

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration for this transfer is $0.

This is a testamentary distribution from an Estate to a beneficiary of that Estate as a bequest under the Will of LaNieve Cartwright Coles.

John K Cartwright
Affiant

Subscribed and sworn to before me this 16 day of May, 2022.

J. TERRY PRICE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Public

My Commission Expires: September 24, 2024

For and in Consideration of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, I, John K. Cartwright as Executor of the Estate of LaNieve Cartwright Coles, deceased, ("Grantor") hereby quitclaim to Carol Lanieve Coles Andrews, unmarried, her heirs and assigns, ("Grantee") all the Trust's right, title, and interest in and to a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

SEE ATTACHED PROPERTY DESCRIPTION AS SCHEDULE A

Being the same property conveyed to LaNieve Cartwright Coles, a widowed woman, dated March 17, 2022, by deed from LaNieve C. Coles as sole Trustee of the LaNieve Cartwright Coles Living Trust, of record as Instrument Number 20220323-0033040, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1131 Lipscomb Drive, Nashville, Tennessee 37204.

LaNieve Cartwright Coles passed away on or about April 18th, 2022 and her Last Will was admitted to probate by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division on May 13, 2022, Docket Number 22 P - 791 and John K. Cartwright was appointed as Executor of this estate.

In Article 7 of said Will, all residue of the Estate was given outright and in fee to Carol Lanieve Coles Andrews. In paragraph 8.4 all real property was to be administered as a part of the estate subject to the control of the Executor with full authority to grant, bargain, sell, convey, lease, encumber, manage, and otherwise deal in any lawful manner with said real property at any time during the administration of the estate in the sole discretion of the Executor.

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

Witness this 16th day of May, 2022.

ESTATE OF LaNIEVE CARTWRIGHT COLES

John K Cartwright

John K. Cartwright, Executor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, J. Terry Price, a Notary Public in and for the above County and State, the within named **John K. Cartwright**, as Executor of the Estate of LaNieve Cartwright Coles, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument in her representative capacity as Executor for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16 day of May, 2022.

J. Terry Price

J. Terry Price, NOTARY PUBLIC

J. TERRY PRICE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

My Commission Expires: September 24, 2024

SCHEDULE A
Legal Property Description

Being Lot No. 28 on the Plan of LEA-GRAN ESTATES, as of record in Book 2083, Page 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 129.6 feet on the southerly margin of Lipscomb Drive and extends back between lines, 332.7 feet on the easterly line and 251.6 feet on the westerly line, to a broken line in the rear, on which it measures 209.1 feet.

AND ALSO

The southeasterly triangular part of Lot No. 31 on said Plan of LEA-GRAN ESTATES, described as follows:

Beginning at a concrete monument set at the southeast corner of Lot No. 31 and in the line of Lot No. 28 on said Plan; thence northwestwardly with the line between Lots Nos. 28 and 31, 29.2 feet to a point which is the common rear corner of Lots Nos. 28 and 29; thence southwestwardly along a projected line of the line between Lots Nos. 28 and 29, if said line were extended, 20 feet more or less, to a point in the southerly line of said Lot No. 31; thence South 86° 56' East, along the southerly line of Lot No. 31, 32 feet more or less, to the point of beginning. These property descriptions were taken verbatim from the prior conveyance of property.

Being the same property conveyed to LANIEVE C. COLES, married, her heirs and assigns by ERIC M. OSBORNE, unmarried, by Warranty Deed, Instrument Number 20110121-0006096, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1131 Lipscomb Drive, Nashville, Tennessee 37204

This conveyance is subject to matters shown on the Plan of record in Plat Book 2083, page 88, said Register's Office, the Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4298, page 449, said Register's Office and the Restrictive Covenants contained in instrument of record in Book 2277, Page 107, and Book 2271, Page 241, said Register's Office.