Karen Johnson Davidson County
Batch# 866774 DEEDQC
06/02/2022 03:11:31 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220602-0063924

This Instrument Prepared by:
MARTIN A. KOOPERMAN
603 Woodland Street
Nashville, TN 37206
615-259-1214

EXECUTOR'S QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	PARCEL ID NO:
Louis Dean Nunley, Jr. **2407 Robbie Ct** **Nashville, TN 37214**	**Louis Dean Nunley, Jr.** **2407 Robbie Ct** **Nashville, TN 37214**	**062 15 0 047**

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, I, **LOUIS DEAN NUNLEY, JR., Executor for the Estate of MARY ANN NUNLEY** ("Grantor") by these presents do hereby quitclaim and convey: a one-half interest each to **LOUIS DEAN NUNLEY, JR. and LEE THANNING NUNLEY**, ("Grantees") their heirs, successors and assigns, a certain parcel or tract of land described as follows:

> Land in Davidson County being Lot No. 149 on the Plan of Sutherland Heights, Section III, of record in Book 2663, Page 117, Register's Office for said County.
>
> Beginning at a point in the south margin of Sherman Ct at the corner of Lot Nos. 149 and 150; thence with the line between said lots southeasterly 156.5 feet to a corner of Lot No. 148; thence with the line between lot nos. 148 and 149; southeasterly 158.6 feet to the east margin of Western Hills Drive; thence with the margin of same, northwesterly 115.55 feet to the beginning of a curve; then around said curve northerly 39.27 feet to the margin of Sherman Court; thence with the margin of same, northeasterly 115.59 feet to the beginning.
>
> Being the same property conveyed to Louis Dean Nunley and wife, Mary E. Nunley by deed from Harold J. Milam, Jr. and wife, Patricia J. Milam of record in Book 3066, Page 245, Register's Office for Davidson County, Tennessee.
>
> The said Mary E. Nunley and Mary Ann Nunley being one and the same person. Further, the said Louis Dean Nunley, Sr. having since died on March 23, 2004. The said Mary Ann Nunley died on November 28, 2020 and her Estate has been probated in the Probate Court for Davidson County, Tennessee, Docket No 21P60.

This conveyance is subject to: (1) all applicable zoning ordinances, (2) utility, sewer, drainage, and other easements of record, (3) all subdivisions, condominiums, assessments,

covenants, by-laws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

This is improved property known as: 2731 Western Hills Dr., Nashville, TN 37214

Witness my hand this 2nd day of June, 2022.

Louis Dean Nunley Jr. executor

LOUIS DEAN NUNLEY, JR.
Executor for the Estate of Mary Ann Nunley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainer, **LOUIS DEAN NUNLEY, JR.** with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument as the **Executor for the Estate of MARY ANN NUNLEY**. for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of June, 2022.

Martin A. Kooperman

NOTARY PUBLIC
My Commission Expires: 3/17/23

MARTIN A. KOOPERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
SEAL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $1.00.

AFFIANT

Sworn to and subscribed before me this
2nd day of June, 2022.

NOTARY PUBLIC
My Commission expires: 3/7/23



SEAL