Karen Johnson Davidson County
Batch# 883616 DEEDQC
07/05/2022 09:31:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220705-0077093

EXECUTOR'S QUITCLAIM DEE

THIS INSTRUMENT PREPARED BY The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **6309 Laurelwood Drive Brentwood, TN 37027**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: **071 12 0 189.00**

KNOW ALL PERSONS by these presents that **Judy F. Felts**, deceased (the "Decedent"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the vesting of title to the real estate passing under the Decedent's Will that was duly admitted to probate to establish muniment of title in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 11P1570, hereby releases, remises and quitclaims unto:

Christy D. Philalack and Michelle Leslie Weddell as Tenants in Common

all right, title and interest of the Decedent and the Decedent's estate in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> Being Lot No. 89 on the Map of Victory Heights Subdivision, as of record in Book 1130, Page 97, Register's Office for Davidson County, Tennessee. Said Lot No. 89 fronts 60 feet on the north side of Oneida Avenue and runs back between lines, 173.1 feet on the west line, and 172.4 feet on the east line to a dead line in the rear on which it measures 60 feet.
>
> Being the same property conveyed to Judy F. Felts, by quitclaim deed from Terry Lynn Lawson on January 4, 1990, of record in Book 8043 Page 363, Register's Office for Davidson County, Tennessee.

Judy F. Felts died testate on August 31, 2011, and devised said property to Christy D. Philalack, Michelle Leslie Weddell, and John Clayton Garrett by Will duly probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 11P1570.

Note: John Clayton Garrett having predeceased the Decedent Judy F. Felts, leaving no descendants.

This property is quitclaimed subject to any conditions, restrictions, reservations, or easements, of record.

This is improved property known as 803 Oneida Avenue, Nashville, TN 37207.

WITNESS MY HAND this the 28 day of June, 2022.

Christy D Philalack

Christy D. Philalack, Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Christy Philalack,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 28th day of June, 2022.



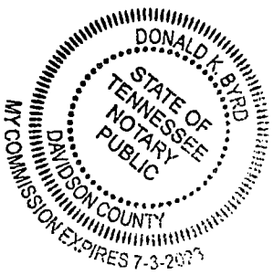
NOTARY PUBLIC
My Commission Expires: 7-3-23

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 28th day of June, 2022.



NOTARY PUBLIC
My Commission Expires: 7-3-23